9000-158

ENVIRONMENTAL ASSESSMENT

Conti-Tracy USARC Montpelier, Vermont Disposal and Reuse

Prepared for:

U.S. Department of the Army
Headquarters, 94th Regional Support Command
Devens, MA 01432

Prepared by:

U.S. Army Corps of Engineers
New England District
696 Virginia Road
Concord, MA 01742-2751

With Technical Assistance from:

ENSR
Acton, MA 01720

March 1998

FINDING OF NO SIGNIFICANT IMPACT
DISPOSAL AND REUSE
CONTI-TRACY U.S. ARMY RESERVE CENTER
MONTPELIER, VERMONT

NAME OF ACTION: Disposal and Reuse of Conti-Tracy U.S. Army Reserve Center, Montpelier, Vermont

DESCRIPTION OF THE PROPOSED ACTION: The proposed action is the disposal of the Conti-Tracy U.S. Army Reserve Center located in Montpelier, approximately 4.3 acres occupied by two buildings. The property is not needed to support Army Reserve missions, and was identified for excessing in accordance with Army Regulation 405-70. The facility has not been utilized by the Army since 1995.

In accordance with the National Environmental Policy Act (NEPA) of 1969, the 94th Regional Support Command (RSC) has analyzed the proposed action in the *Environmental Assessment (EA), Disposal and Reuse of the Conti-Tracy USARC, Montpelier, Vermont.* The Army's primary proposed action is the disposal of the Conti-Tracy Reserve Center property by conveyance to the City of Montpelier, which will then use the Reserve Center building and grounds for public safety services. Reuse of the property is analyzed as a secondary action, resulting from disposal, that will be controlled by other entities. The disposal is subject to the condition that the City agree to lease to the Civil Air Patrol, at no rental charge, a portion of real property and improvements located on the property to be conveyed.

ALTERNATIVES TO THE PROPOSED ACTION: Since the City of Montpelier is the only entity that has expressed interest in the site, and with the existence of the enabling Congressional legislation authorizing a no-cost transfer of the facility to the City, the only reasonable alternative to disposal of the property is the No Action alternative.

For this action, the No Action alternative is defined as the facility in an inactive status, with use by the Civil Air Patrol.

To address the secondary action resulting from disposal of the property, the Army identified and evaluated three reuse alternatives to address a full range of reasonably foreseeable reuse activities and environmental consequences. These alternatives include active recreation, public safety and light manufacturing.

FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED: Resources considered in evaluating the impacts of the proposed action included land use; air quality; surface water and groundwater resources; geology; soils and topography; infrastructure and solid waste; hazardous and toxic waste; biological resources; cultural resources; visual and aesthetic resources; socioeconomic resources; environmental justice; public safety; noise; and, transportation.

No individual or cumulative significant environmental or socioeconomic issues were identified during the preparation of the EA. Implementation of the proposed action will not substantially alter baseline environmental conditions. The disposal action would result in no significant adverse impacts to land use, air quality, soils, infrastructure, traffic, threatened or endangered species, wetlands, floodplains, cultural or socioeconomic resources. Environmental justice populations would not be disproportionately affected by the disposal of the facility.

Reuse of the facility for active recreation or public safety services would have a beneficial effect on land use, quality of life, and public health and safety of the community, and would not significantly affect other environmental and socioeconomic resources. Reuse of the site for light manufacturing could have beneficial impacts on socioeconomic resources, but could have adverse impacts on soils, stormwater management, water quality from any construction-related soil erosion, floodplains, transportation, air quality and wetlands. However, these indirect and cumulative impacts would not be significant.

CONCLUSIONS: Based on the environmental impact analyses found in the Environmental Assessment (EA), which is hereby incorporated into this Finding of No Significant Impact, it has been determined that implementation of the proposed action would not have significant individual or cumulative impacts on the quality of the natural or the human environment. Because there would be no significant environmental impacts resulting from implementation of the proposed action, an Environmental Impact Statement (EIS) is not required and will not be prepared.

PUBLIC REVIEW: Individuals wishing to review the EA may examine a copy at the Kellogg-Hubbard Library, 135 Main Street, Montpelier, Vermont. Copies of the EA have been mailed to organizations and individuals on the EA distribution list.

Individuals may obtain a copy of the EA, or inquire about this Finding of No Significant Impact by writing to the U.S. Army Corps of Engineers, New England District, ATTN: Ms. Sue Holtham (CENAE-EP-EB-ER), 696 Virginia Road, Concord, Massachusetts 01742-2751, by calling (978) 318-8536, or by FAX at (978) 318-8560 within 30 days of the date of publication of this notice.

DATE 3/26/98

PETER W. CLEGG
MG, USAR
Commanding
94th Regional Support Command

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1.0 PURPOSE AND NEED FOR THE PROPOSED ACTION

The City of Montpelier, Washington County, Vermont, has an urgent need to establish public safety operations at the Conti-Tracy Reserve Center, Montpelier, Vermont, and has been pursuing acquisition of the property. Congress recognized the need of the City of Montpelier by including a proposal to convey the reserve center to the City, at no cost, in the 1997 National Defense Authorization Act (NDAA) (Appendix B). The property is not needed to support Army Reserve missions, and was identified for excessing in accordance with Army Regulation (AR) 405-70. Therefore, the Conti-Tracy U.S. Army Reserve Center (USARC) in Montpelier, Vermont will be disposed of by the 94th Regional Support Command (RSC).

The 94th RSC prepared this Environmental Assessment (EA) to satisfy the requirements of the National Environmental Policy Act (NEPA), Council on Environmental Quality (CEQ) guidelines for implementing NEPA, and AR 200-2 "Environmental Effects of Army Actions" for the proposed action.

This EA identifies documents and evaluates the effects of the disposal of the Conti-Tracy USARC, and the potential reuse of the property as a secondary action. Section 2.0 describes the proposed action. Section 3.0 identifies the alternatives to the proposed action, including the No Action alternative. Section 4.0 is a description of the affected environment, which constitutes the baseline conditions for the analyses of the effects of the proposed action. The analysis of the environmental consequences of the proposed action is presented in Section 5.0. Section 6.0 provides findings and conclusions. Section 7.0 is a listing of agencies and persons consulted. Section 8.0 provides a listing of the recipients of this EA, and Section 9.0 provides references for cited sources. Upon completion, the EA will be made available to the public. If appropriate, the Army will issue a Finding of No Significant Impact (FNSI), which will be published in a public notice and the local newspaper. The Army will then observe a 30-day period, during which time the Army will consider any comments on the FNSI or EA submitted by agencies, organizations or members of the public. A public notice of this proposed action is provided in Appendix A.

2.0 PROPOSED ACTION

2.1 INTRODUCTION

The proposed action analyzed in this EA is the disposal of the Conti-Tracy USARC. The property is not needed to support Army Reserve missions, and was identified for excessing in accordance with AR 405-70. The facility has not been utilized by the Army since 1995.

2.2 PROPERTY HISTORY

When active, the function of this USARC was to provide administrative/office, classroom, maintenance, and storage space to Army Reserve personnel and assigned Army Reserve units (PAL, 1997). It served as a base of operations for specialized units that could be mobilized and assimilated into the Regular Army when required. At the center, assigned Army Reserve units received advanced individual training in the use of military equipment, weapons, tactics, and vehicles. For normal U.S. Army Reserve (USAR) use and in the event of mobilization, U.S. Army Military instruction at the center would take place in the classrooms and in the drill hall, which were used for general assemblies and drill practice and could accommodate large military vehicles. A kitchen was also associated with the drill hall. Administrative office space was provided for full-time unit support personnel, including the Facility Manager, who was responsible for the day-to-day operation and maintenance of the facility; and the Unit Administrator, who was responsible for unit personnel, pay, promotion, and supply. In the event that the assigned reserve units were mobilized, the center also provided home support for the units. It also served as an Army Reserve recruiting center.

The maintenance shop (a separate building from the main reserve center) is a motor vehicle garage which was used by reserve center personnel for routine, periodic maintenance and storage of smaller assigned unit vehicles. Tasks performed at the maintenance shop included oil changes, lubrication, battery filling, light running repairs, and minor maintenance such as tire changing, replacement of light bulbs and minor painting, tuning and washing. Heavier repairs were performed at a centralized regional Area Maintenance Support Activity (AMSA) facility off-site. The maintenance shop was also used for unit equipment storage, with assigned unit vehicles stored outdoors.

2.3 PROPERTY DESCRIPTION

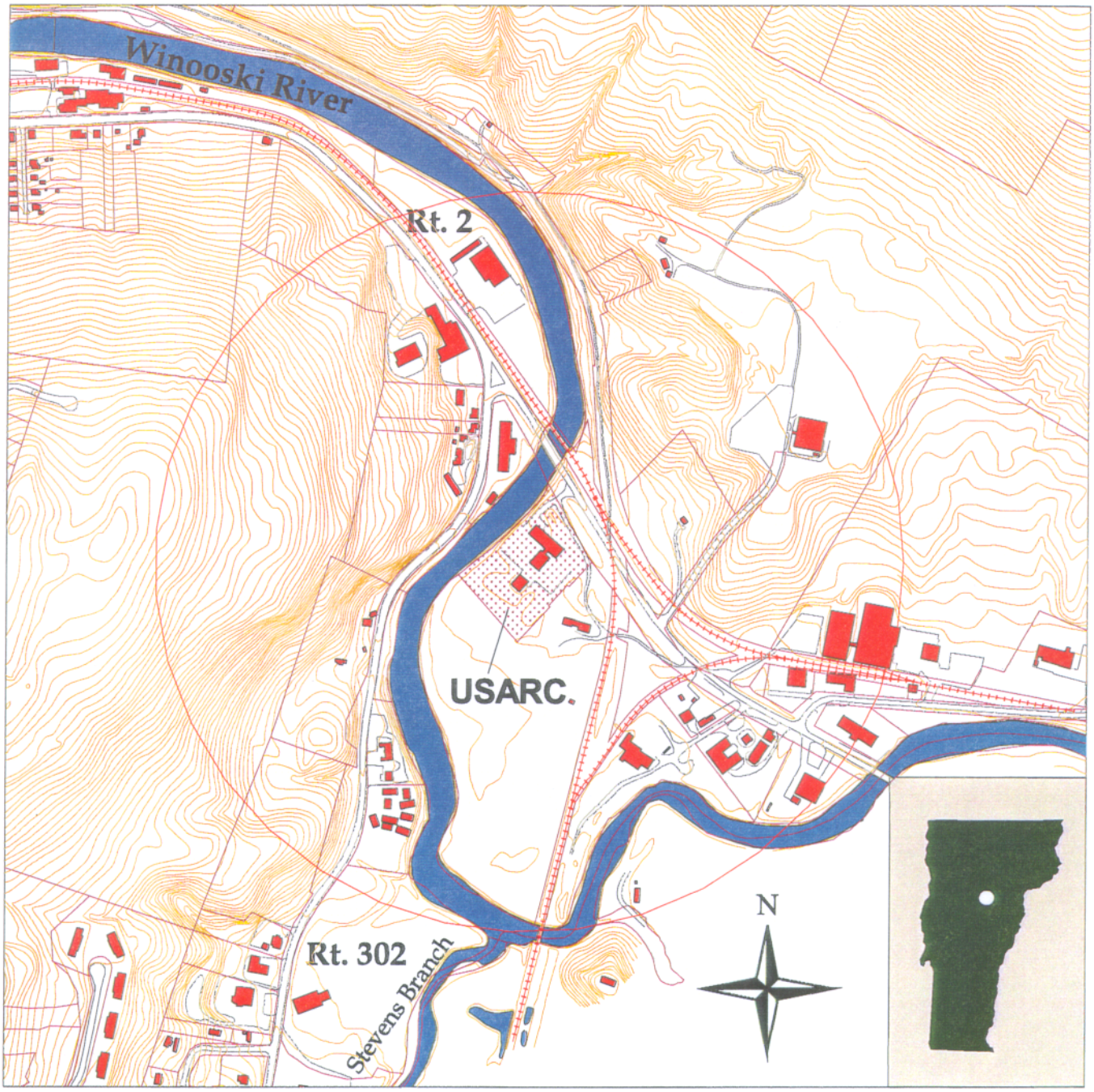
The Conti-Tracy USARC is located in central Vermont, within the City of Montpelier, Washington County (see Figure 2.3-1). The Center fronts on the southwesterly side of Route 2, about 700 feet southeast of the intersection with Route 302 in the City Of Montpelier (see Figure 2.3-1). The property consists of approximately 4.3 acres of land improved with an 11,663 square foot (sf), single-story brick reserve center and a 2,489 sf single-story brick maintenance building, for a total of 14,152 square feet of gross area (see Figure 2.3-2). The Center is in a residential/industrial area adjacent to the Winooski River, about 0.8 of a mile north of its confluence with Stevens Branch. In addition to the two buildings, the site contains a paved parking area and open grassy areas.

The main building includes a small kitchen area, offices, an arms room and supply/storage rooms. Activities in the main building included classroom training, administrative work and supply operations. Past use was by Headquarters, 5th Battalion, Training Support Brigade and Company C, 1/304th Regiment for classroom training.

The facility (Figure 2.3-3), built in 1958 as a 200 member USARC, is an L-shaped, one-story structure, with a 158-foot by 48-foot administrative offices and classroom block, and a 72-foot by 52-foot drill hall wing connected to the rear (southwest) side of the main block, at the southeast end by a narrow, 20-foot long corridor. All walls are cinder block, with red brick exterior veneer. The main block is a long, low structure, with a flat, built-up roof. The drill hall wing is a taller, 22-foot high structure, with a flat, built-up roof. The walls of the drill hall wing are divided into four wide bays. The northwest wall contains a roll-type garage door for vehicle access and a personnel access door. The drill hall floor is a thick concrete slab to support the weight of heavy military vehicles and equipment.

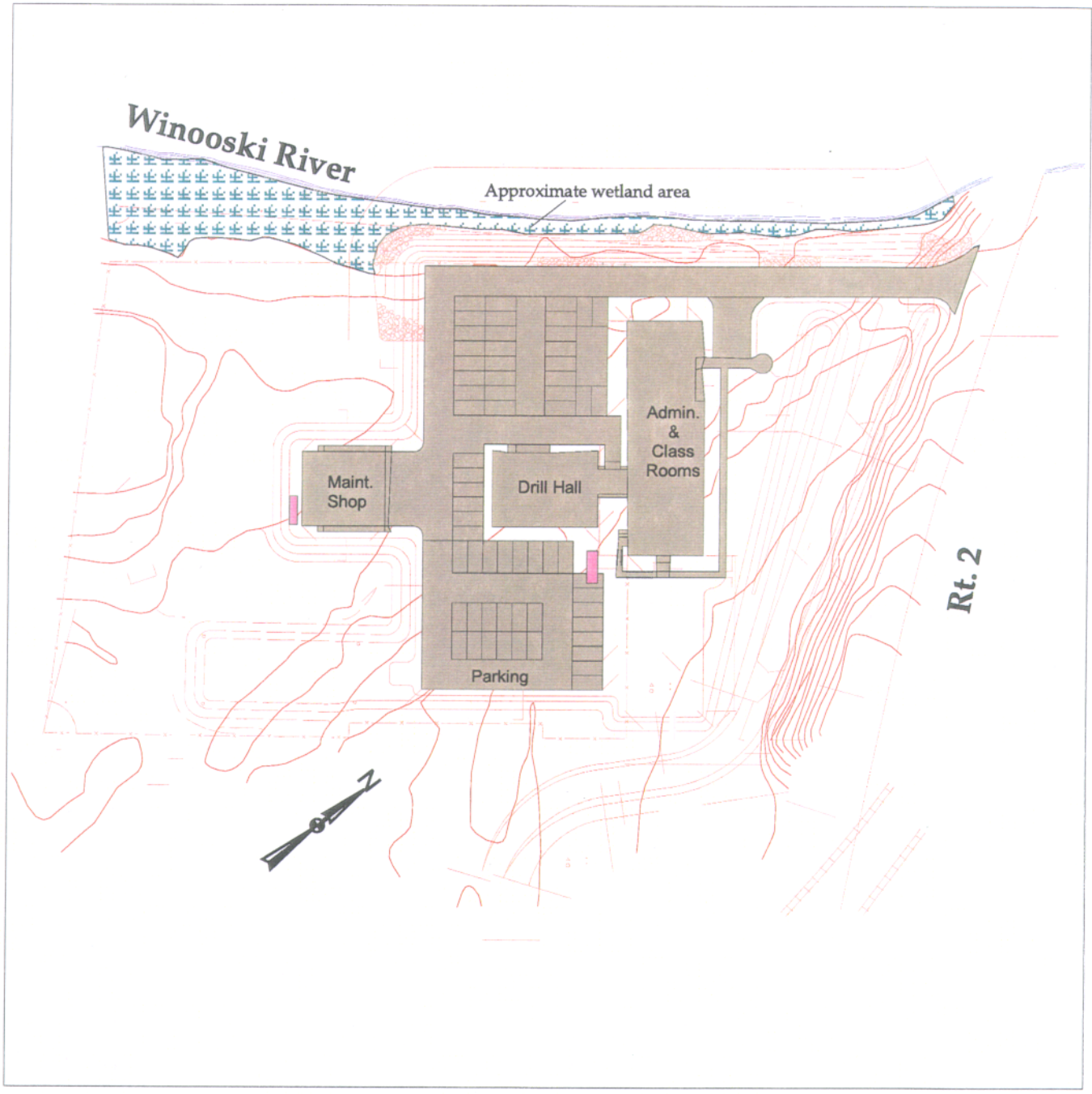
One related outbuilding, the Maintenance Shop, is located approximately 70 feet southwest of the drill hall. The maintenance shop, also built in 1958, is a 53-foot by 46-foot, two-bay, one-story, brick vehicle garage, with a slightly pitched, built-up roof. Two large roll-type garage doors fill the front (northeast) bays, and personnel access doors are located at the sides of the building.

Fig. 2.3-1 Location of Conti-Tracy USARC, Montpelier VT



Data Sources:
City of Montpelier Planning & Development Department, 1997
Vermont Center for Geographic Information, 1997

Fig. 2.3-2 Site Plan Detail
Conti-Tracy USARC, Montpelier VT



100 0 100 200 Feet

Data Source:
US Army Reserve,
Geographic Army Reserve
Information System (GARIS), 1997

Embankments, Fence, RR
Impervious Surface
Pre-construction contours
USTs (approx. location)

Figure 2.3-3 Photograph of Conti-Tracy USARC Site Front (top) and Rear (bottom)

2.4 PROPERTY DISPOSAL

Congress recognized the urgent need of the City of Montpelier to acquire the property for municipal services from the Army through the NDAA for fiscal year 1997 (HR 3230). Within Section 2825 (Appendix B), the Secretary of the Army "may convey, without consideration, to the City of Montpelier, Vermont (in this section referred to as the City), all right, title, and interest of the United States in and to a parcel of real property, including improvements thereon, consisting of approximately 4.3 acres and located on Route 2 in Montpelier, Vermont, the site of the Army Reserve Center, Montpelier, Vermont." As further described, the conveyance authorized "shall be subject to the condition that the City agree to lease to the Civil Air Patrol, at no rental charge to the Civil Air Patrol, the portion of the real property and improvements located on the parcel to be conveyed that the Civil Air Patrol leases from the Secretary as of the date of the enactment of this Act."

3.0 ALTERNATIVES

3.1 INTRODUCTION

This section describes alternatives to the proposed action that were considered, including alternatives that were considered, but eliminated from evaluation, and identifies those alternatives that are analyzed in detail in this EA. The NDAA for fiscal year 1997 states that the Secretary of the Army may convey, without consideration, to the City of Montpelier, Vermont, all right, title, and interest of the USARC site. This conveyance is subject to the condition that the City agree to lease to the Civil Air Patrol, at no rental charge, the portion of real property and improvements located on the property to be conveyed that the Civil Air Patrol leases from the Secretary as of the date of the enactment of this Act. Since the City of Montpelier is the only entity that has expressed interest in the site, transfer to the City is a viable option. The alternative to disposal of the property is the No Action alternative. It is the Army policy to dispose of real property that is excess to Army needs, and when the disposal will result in a use beneficial to the local community. Since the City of Montpelier is the only entity that has expressed interest in the site, and with the existence of the enabling Congressional legislation authorizing a no-cost transfer of the facility to the city, the only reasonable alternative to disposal of the property is the No Action alternative.

The Army does not select a reuse alternative and looks to the City of Montpelier to take the lead in formulating and developing reuse proposals that satisfy local zoning plans and requirements. To satisfy the requirements of NEPA, the Army has identified and evaluated the reasonable and foreseeable reuse alternatives that include:

- Active Recreation
- Public Safety Services
- Light Manufacturing

The first two alternatives are based on expressions of interest by the City of Montpelier for reuse. The third is based on a full-build development consistent with local zoning requirements and site suitability and constraints.

3.2 NO ACTION

Inclusion of the No Action alternative in the environmental analysis and documentation is prescribed by CEQ guidelines implementing NEPA to provide a benchmark against which proposed federal actions are evaluated. For this EA, the No Action alternative is the continuation of the current inactive facility in its unutilized condition, with on-site activity limited to use by the Civil Air Patrol and those actions associated with caretaker status of excess property. Conditions under the No Action alternative reflect September 1996 conditions when the 1997 NDAA authorized the transfer of this inactive facility. These conditions will be compared to projected conditions associated with the disposal action and with each reuse alternative.

Caretaker operations would include the securing of structures to prevent vandalism; the maintenance of perimeter fencing, with locked gates as appropriate; the posting of signs around the facility identifying it as government property with a warning of potential dangers to trespassers, general maintenance, and prohibition of public access.

3.3 REUSE ALTERNATIVES

3.3.1 Development of Reuse Alternatives

Reuse is not the Army's decision. Yet the Army is required to analyze reuse of the property as a secondary and cumulative effect of the disposal action. To address these uncertainties of future reuse and to satisfy the requirements of NEPA, the Army has developed a method for identifying a spectrum of reuses for its environmental impact analyses. This method is based on the identification of:

- Environmental suitability of the site for potential reuses;
- Expressed goals and objectives of the City of Montpelier for reuse of the site;
- Level of development reasonable and foreseeable as a full build scenario based on existing zoning requirements.

Based on application of the above parameters, the Army identified and evaluated the three reuse alternatives deemed reasonable and foreseeable. The alternatives are:

- Active Recreation;
- Public Safety; and
- Light Manufacturing.

Following are descriptions of the reuse alternatives.

3.3.2 Active Recreation

This alternative is based on the level of public interest expressed to the City of Montpelier and site suitability considerations. It assumes that an active indoor recreation program would be provided within the existing facilities. The drill hall could become a gym for basketball or other sports programs, a dance hall for youth dances and community group dances and any other variety of recreational programs. Outdoor recreational opportunities would be limited to playground activities such as basketball courts and other activities suited to paved surfaces. There is insufficient suitably configured outdoor area for construction of playing fields for sports such as soccer and baseball.

3.3.3 Public Safety Services

The City is anxious to acquire the property for use of the existing facilities to house police, fire or emergency service personnel and equipment. The existing facility provides adequate room to garage an estimated 4-5 large vehicles, such as an ambulance and fire trucks, within the drill hall area and the maintenance shop, and administrative space for police, fire and ambulance personnel. Classroom space could be used for training purposes and would also be used by the Civil Air Patrol where classes are held weekday evenings. Without vehicles, the drill hall could be used for indoor training exercises in emergency services. Operations would be 24-hours a day. The existing outdoor parking area can accommodate approximately 64 vehicles, which is more than adequate for parking of police cruisers and employees' personal vehicles. No additional development of the site would be required.

For the purposes of the EA, it is assumed that the police department would be relocated to this site. Currently, the police force totals 22 full time personnel. Three cruisers, one unmarked car, and the chief's vehicle would be parked at this site. Use for fire and emergency services as a substation, another scenario, would reflect a lower level of daily activity on the site.

3.3.4 Light Manufacturing

To provide a full build alternative that is reasonable and foreseeable for this site, interviews were held with City personnel, and an analysis of existing zoning was conducted. This scenario has been identified to provide a higher level of development than that proposed using the existing facilities for either active

recreation or public safety services, and therefore a "worst case" analysis of impacts from the disposal and reuse of this property. This reuse is the only considered alternative to require additional development of the site.

The project site is readily accessible to the region's roadways, through its location near the intersection of Route 2 and U.S. Route 302, with access from Route 2. The site contains 4.3 acres of land with approximately 400 feet of frontage on Route 2. The lot is rectangular in shape with the buildings centered on the site. Improvements to the site include a total of 14,152 gross square feet (gsf), and 64 parking spaces. Municipal water and sewer are available to the site from Route 2.

The project site is located entirely within the 100-year floodplain, and new uses would be subject to the Flood Plain Development bylaw (Section 509 of the Zoning and Subdivision Ordinance).

Based on existing site conditions, local zoning requirements, availability of public water and sewer service, and easy access to local and regional highways, reuse of the site for light manufacturing is appropriate. Existing site facilities could be expanded an additional 50,000 gsf for a total of approximately 69,000 gsf based on total lot coverage (33%) permitted in the industrial zone.

Light manufacturing would include activities that would require the assembly of a finished product such as small machine parts or small electronic equipment. Uses that will not create any external noxious odors, vibration or fumes are characterized under light manufacturing.

Assuming this alternative includes 69,000 gsf of light manufacturing use, the facility would support approximately 130 employees. Assuming parking at one space per 1.2 employees, a total of 108 parking spaces would be required, or an increase of 44 spaces compared to existing conditions. This alternative would require new development totaling approximately 1.4 acre of impervious building and parking areas.

3.4 ALTERNATIVES NOT TO BE ADDRESSED IN DETAIL

Reuse alternatives considered, but eliminated from evaluation, were uses that are not allowed under local zoning, and are not consistent with the goals and objectives of the City of Montpelier. Land uses that were considered for this site, but eliminated from evaluation, included residential, commercial, and heavy industrial uses.

Residential Uses

The reuse of the site for residential purposes was a consideration, but after further review determined to be inappropriate for the following reasons.

- The property is zoned for industrial uses.
- The site fronts on Route 2, a major arterial roadway that carries heavy volumes of vehicles including truck traffic.
- The adjacent zoning district is the Central Business District and designed to attract commercial enterprises.
- The existing structures are not easily retrofitted for residential use.

There has been no interest expressed in utilizing the site for a residential use, nor has the site ever been used for residential purposes.

Commercial and Retail Uses

Also considered, but eliminated from evaluation were commercial and retail uses. Commercial and retail uses are permitted within the Industrial zoning district and in many cases could make good use of this site. However, it was determined that the EA should evaluate a land use that is recommended by the City of Montpelier, even though it is purely conjecture as to a type of user that would purchase or lease this site. City of Montpelier staff considered light manufacturing use to be appropriate as a highest use and not commercial and retail use (Seifert, December 1997).

Heavy Industrial Uses

While heavy industrial uses are allowed by right on this site, this use was eliminated from further evaluation due to the potential environmental impacts to the adjacent Winooski River, impacts to the single family residence from possible noise, odor and vibration, and the limitations to retrofitting, or demolition and new construction associated with the historic significance of the existing buildings. There has been no interest expressed in utilizing the site for a heavy industrial use, nor has the site ever been used for heavy industrial purposes (Seifert, December 1997).

4.0 AFFECTED ENVIRONMENT

4.1 INTRODUCTION

This section contains a baseline description of the affected environment, describing existing conditions at the proposed site and surrounding area as of October, 1997. Existing conditions are described for the following resources: land use and zoning; socioeconomics; soils; geology and topography; public services and utilities; surface water and groundwater resources; public health and safety; transportation; air quality; noise; hazardous and toxic materials; biological resources, including vegetation, wetlands, wildlife, and protected species; visual resources; and cultural resources.

4.2 LAND USE AND ZONING

4.2.1 Land Use

Facility Land Use

The Conti-Tracy USARC is located off U.S. Route 2 in the City of Montpelier, Washington County, Vermont (Figure 2.3-1). The USARC facility occupies a 4.3 acre site improved by two buildings. This includes a one-story training center building attached to a two-story assembly hall (11,663 gsf), and a detached one-story maintenance building (2,489 sf). The building footprint totals 14,152 gsf. The reserve center building originally housed a small kitchen area, an arms room and supply/storage rooms. The former activities associated with this building included classroom training sessions, administrative functions and supply operations for the 5th Battalion Training Support Brigade and Company C, 1/304th Regiment. The maintenance building located behind the assembly hall was used for minor equipment repair and storage (Figure 2.3-2).

The site contains a paved, open parking area designed for 64 vehicles located along the side and rear of the reserve center buildings. Several parking spaces are provided for visitors within the northwestern corner of the site.

The City of Montpelier is presently licensed to use the facility (Appendix C). The Civil Air Patrol of Vermont also uses the facility.

A 20-foot wide driveway located in the northeastern corner of the site provides access to the facility. This driveway also provides means of access for the adjacent Hoare property across the front yard of the reserve center via a right-of-way (ROW) easement.

The perimeter of the site contains a hurricane fence for security reasons. The fence has a two-foot offset from the actual property line for maintenance purposes.

Adjacent Land Uses

The site abuts the Winooski River to the west, agricultural land to the south, a single-family residence to the east, and U.S. Route 2 to the east. Land uses adjacent to and within one-mile of the site are shown on Figure 4.2-1.

The only abutter to the Reserve Center is the 19.1 acre parcel owned by Samuel and Margaret Hoare of Montpelier. This parcel contains a single-family residence and agricultural lands that are located primarily south/southeast of the project site. The Interstate Equipment Company occupies the land on the opposite side of the Winooski River on the corner of Route 2 and U.S. Route 302. The Irving Gas Company is planning to purchase this site to construct a Gas Service Station and Convenience Store. Within close proximity of the site is a railroad ROW owned by the State of Vermont, which runs in a north/south direction and crosses over Route 2 at grade crossing. Amtrak operates the Vermonter along this line carrying passengers between New York City and Montreal, Canada. It is uncertain if service is planned to continue in the future.

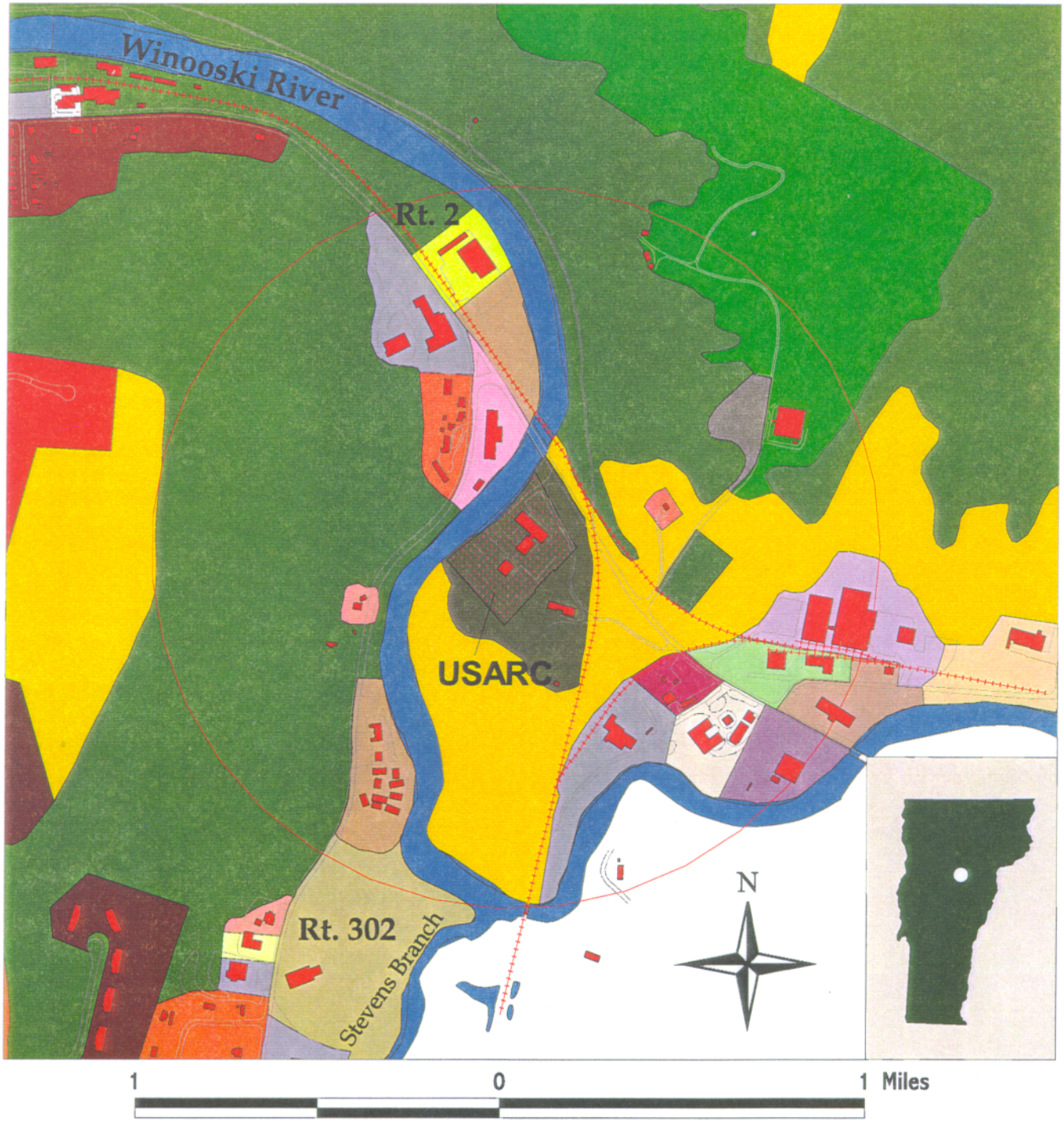
4.2.2 Zoning

The Conti-Tracy USARC is located within the Industrial Zoning District as noted on the Montpelier Zoning Map dated September 1994 (Figure 4.2-2). Permitted uses within this district include heavy/light manufacturing, warehousing and storage, shopping centers, wholesale trade, gas stations and truck terminals and other uses identified within Article 13 of the Montpelier Zoning and Subdivision Regulations dated October 1994. All conditional uses require approval from the Board of Adjustment Review such as junkyards, quarries and other noxious uses.

Table 4.2-1 shows the minimum dimensional requirements associated with uses allowed within the Industrial Zoning District.

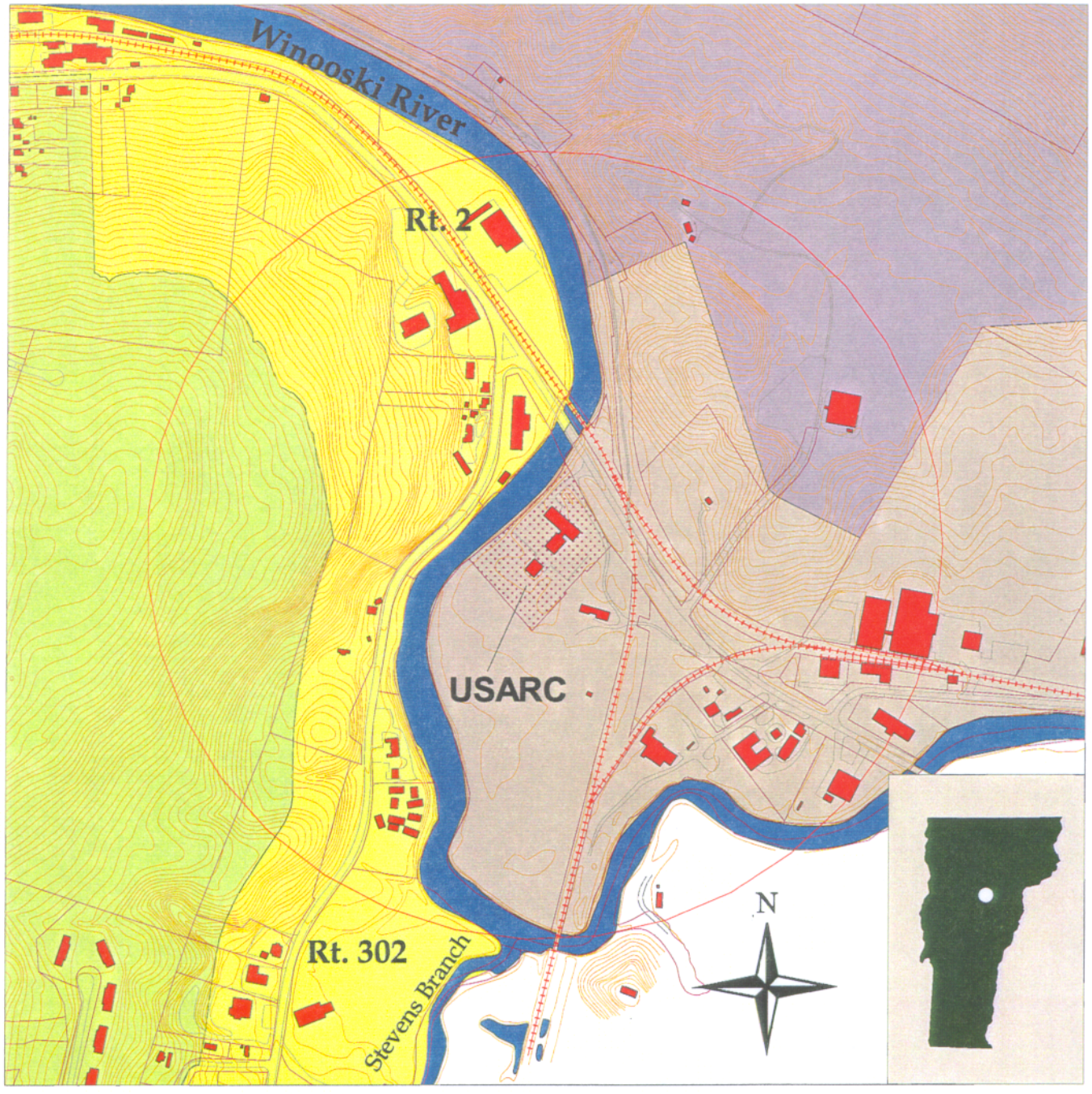
Data Sources:
City of Montpelier
Planning & Development
Department, 1997
Vermont Center for
Geographic Information, 1997

Fig. 4.2-1
Land Use/ Land Cover



Land Use/ Land Cover
- Multi-family
- Single Fam./Duplex 5-8/ac.
- Single Fam./Duplex 3-4/ac.
- Single Fam./Duplex 1-2/ac.
- Single Fam./Duplex <1/ac.
- Automotive/marine access./dlrs.
- Gasoline/petroleum
- Commercial/services other
- Food/sundries/bev.
- Agriculture products/supplies
- Lumber/hardware/bld supply
- Industrial prod./chem./petrol.
- Automotive srv./car wash
- Other services
- Military
- Industy: stone/clay/glass
- Food processing
- Other industrial
- Parking structure/lot
- Radio station
- Recycling/transfer station
- Golf course
- Cropland & pasture
- Forest
- Rivers, canals, other waterways
- Professional Services

Fig.4.2-2 Zoning Map
Conti-Tracy USARC, Montpelier VT



1 0 1 Miles

RSC Vicinity Zoning
- General Business
- Industrial
- Low Density Residential
- Medium Density Residential

Data Sources:
City of Montpelier
Planning & Development
Department, 1997
Vermont Center for
Geographic Information, 1997

TABLE 4.2-1
DIMENSIONAL REQUIREMENTS

Criteria	Requirement	Existing Conditions
Minimum Lot Size	1 acre	4.3 acres
Minimum Lot Frontage	200 feet	± 400 feet
Front Yard Setback	50 feet	80 feet
Side Yard Setback	20 feet	98 feet
Rear Yard Setback	20 feet	110 feet
Maximum Lot Coverage	33.33%	69,000 sf
Parking	1 space/1.2 employees	64 spaces

Source: Montpelier Zoning, Oct. 1994

Surrounding Areas

As noted on Figure 4.2-2, the land area surrounding the project site along the east side of the Winooski River and along Route 2 to the Town of Berlin boundary is zoned industrial. Areas west of the site and the Winooski River are zoned General Business (GB). Permitted uses would include retail activities, banks, professional services, business services and eating establishments. The minimum lot size in this district is 20,000 sf on property with sewer or water, and one-acre with on-lot water and sewer. The minimum frontage is 100 feet.

4.3 SOCIOECONOMIC RESOURCES

4.3.1 Population

The population of Montpelier was estimated at 8,254 persons in 1994 according to the U.S. Census and the Vermont Department of Health. While the State of Vermont and Washington County experienced increases in total population between 1980 and 1994, Montpelier's population growth remained stagnant. Table 4.3-1 provides a breakdown of population trends and estimates obtained from the 1997 Montpelier Master Plan.

TABLE 4.3-1
POPULATION TRENDS

Year	Montpelier		Washington County		Vermont	
	Pop.	% Change	Pop.	% Change	Pop.	% Change
1970	8,609	N/A	47,659	N/A	444,732	N/A
1980	8,241	4.3	52,393	9.9	511,456	15.0
1990	8,247	0.1	54,928	4.8	562,758	10.0
1994	8,254	0.1	56,180	0.2	580,209	0.3

Source: U.S. Census, 1990 and City of Montpelier, 1997

Household size in Montpelier and in Washington County has been experiencing a steady decrease since 1970. The declining household sizes have resulted in an increased demand for housing, particularly during the 1980s. In 1990, the City of Montpelier had an average household size of 2.33 while the Vermont and national average had stabilized at around 2.5 persons per household. By the year 2000, the average household size is expected to drop to 2.09 according to projections prepared by the Central Vermont Regional Planning Commission.

4.3.2 Employment and Income

Employment

The location of the Vermont State Capital in Montpelier has a heavy influence on employment opportunities, income levels and the characteristics of the local economy. Montpelier is home to a number of state governmental agencies, as well as four colleges including; the New England Culinary Institute, Vermont College of Norwich University, Vermont Community College and Woodbury College. These four schools serve a student population of over 2,500 full and part-time students.

Approximately 8,486 jobs were available in the City of Montpelier in 1994, according to the records of the Vermont Department of Employment and Training. Federal, state and local governmental agencies accounted for 2,970 jobs or 28% of the labor force in Montpelier. The service industry, including

educational services, accounted for the next highest employment sector totaling 25%, followed by finance, insurance and real estate at 18% and retail at 13%. The remaining 16% are comprised of jobs in construction, manufacturing, transportation, utilities, agriculture/fishing and private occupations.

Between 1991 and 1994, the City realized an increase of 3% in the total labor force primarily in the retail and service sectors. The construction industry absorbed the largest decline with the closing of 13 businesses and 40% of total construction jobs.

Unemployment rates between 1991 and 1994 have remained fairly stable averaging around 6% of the total labor force, according to the Vermont Department of Employment and Training. In 1994, Montpelier had an unemployment rate of 4.6%, which was below that of Washington County and the State of Vermont.

Income

The City of Montpelier has a higher average family income than both Washington County and the state due to the higher educational levels of its residents and the quality of jobs primarily based in the government and educational sectors. Table 4.3-2 below provides a comparison of these trends for median household and family income.

TABLE 4.3-2
MEDIAN HOUSEHOLD AND FAMILY INCOME

Year	Montpelier		Washington County		Vermont	
	Household	Family	Household	Family	Household	Family
1980	14,486	19,211	14,382	17,006	14,791	17,206
1990	27,702	39,151	29,623	35,396	29,792	34,780
% Change	91%	103%	105%	108%	101%	102%

Source: U.S. Census, 1990

4.3.3 Local Economy

Montpelier is considered the economic and social hub for central Vermont, which includes 24 communities and approximately 60,000 people. This region supports 2,000 employers, which employ over 27,000 people, according to reports prepared by the Regional Chamber of Commerce. The City of Montpelier

has 597 business units providing jobs for 8,500 people. The major employers in Montpelier include the State of Vermont, Vermont College of Norwich University, and four insurance companies including National Life.

The presence of state government and a number of federal offices and agencies including the Internal Revenue Service and the Small Business Administration contribute to the stability of Montpelier's economy and the availability of white collar jobs. The City is working on an economic development plan to identify ways to diversify its tax base and assist in attracting new business into the area.

4.3.4 Fiscal Issues

The City of Montpelier operates an annual budget of approximately 15 million dollars. The budget distributes the funds in the following manner:

TABLE 4.3-3
CITY OF MONTPELIER ANNUAL BUDGET
FY 1997-1998

Municipal Services	Percent Total Budget	Expenditures ($)
School Department	63%	$9.5 million
Municipal Services	32%	$4.8 million
Recreation Department	3%	$450,000
Other Services	2%	$300,000

Source: City of Montpelier Master Plan

Property taxes account for the largest source of revenue supporting 80% of the City's overall budget. The remaining 20% comes from state assistance programs, fees, and other local sources. Given relatively stagnant growth and the drop in state assistance to education, the tax burden has fallen on property owners to make up the difference.

The City has over 120 tax exempt properties which amount to $112,765,093 dollars in assessed value. The State of Vermont owns 78 properties within the City, which are assessed at $78 million dollars. The state pays the City 8% of the total assessed value as a payment in lieu of taxes (PILOT) to help the City's financial condition.

4.3.5 Environmental Justice Populations

The following data (Table 4.3-4) represents the breakdown of minorities at the State, County and City levels. This information was available from the 1990 U.S. Census Bureau.

TABLE 4.3-4
MINORITY POPULATIONS
TOTAL PERSONS 1990

Minority/Race	City of Montpelier	% of City Total	Washington County	% of County Total	State of Vermont
Total Population	8,247	NA	54,928	NA	562,758
White	8,097	98%	54,334	98%	554,570
Black	37	.04%	177	.03%	2194
American Indian/Eskimo	25	.03%	106	.01%	2215
Asian/Pacific Islander	78	.09%	236	.04%	3064
Other	100	1.2%	75	.01%	715

Source: 1990 U.S. Census Bureau Reports, State of Vermont

As noted on the above table the percent of minority populations within the City of Montpelier is similar to those of Washington County.

Table 4.3-5 compares income levels of Montpelier, Washington County and the State populations. The percent of population in the lower range of income is lower for the study area than for either the County or the State.

TABLE 4.3-5
INCOME LEVELS

Income Range	Montpelier		Washington County		Vermont		Study Area Census Tract 9547	
	Families	%	Families	%	Families	%	Families	%
0 to $14,999	1,503	35.8	9,418	36.9	97,242	38.1	0	0
$15,000 to 49,999	1,890	44.4	12,044	47.1	117,213	46.0	87	50.0
$50,000+	808	19.2	4,073	16.0	40,767	16.0	85	50.0
Totals	4,201		25,535		255,222		172	

Source: U.S. Census of Population and Housing, 1990

4.4 SOILS, GEOLOGY AND TOPOGRAPHY

4.4.1 Soils

The U.S. Department of Agriculture's (USDA's) Natural Resource Conservation Service (NRCS) has mapped the soils of Washington County, Vermont. Soil mapping units have been delineated by NRCS on aerial photographs with an approximate scale of 1-inch equals 1500 feet. Based on information provided by NRCS, the entire site is underlain by Nicholville silt loam (3% to 8% slopes). Nicholville silt loam (3% to 8% slopes) consists of very deep, gently sloping, moderately well drained soils occurring on dissected lake plains. The surface layer typically consists of 8 inches of very dark, grayish brown, silt loam. The subsoil (8 to 14 inches depth) generally consists of olive brown silt loam. The substratum is typically composed of olive, mottled silt loam from 14 to 25 inches depth, with very fine sandy loam and silt loam at depths greater than 25 inches. Based on previously existing site contours, site development entailed a re-grade of the natural contours of the site and disturbance of the naturally formed soils. The origin and composition of soils beneath the re-graded portion of the site is unknown (Sivret, 1997).

Nicholville silt loam (3% to 8% slopes) is identified by the NRCS as a prime farmland soil in Washington County. Prime farmland is defined by the NRCS as:

". . . land that is best suited to producing food, feed, forage, fiber, and oilseed crops. The soil qualities, growing season, and moisture supply are those needed for a well managed soil to produce a sustained high yield of crops in an economic manner. Prime farmland produces the highest yields and requires minimal expenditure of energy and economic resources, and farming it results in the least damage to the environment."

Based on information received from the NRCS, previous site development activities have eliminated the agricultural potential of soils at the site (USDA NRCS, letter dated December 4, 1997). Correspondence with the NRCS is provided in Appendix D.

4.4.2 Geology

The site is located physiographically in the New England Uplands Province and tectonically in the Crystalline Appalachians Province (Stewart, 1971). The rocks are highly metamorphosed with small igneous intrusions scattered across the region. The bedrock underlying the site is mapped as the Barton

River member of the Waits River Formation. The Barton River member consists of Mid-Upper Silurian to Lower Devonian metasedimentary and metamorphic rocks comprised of interbedded siliceous limestones and phyllites.

The surface material of the region is generally glacial and post-glacial in origin. Unstratified, poorly sorted glacial sediments called till generally cover upland areas. Glacial and postglacial fluvial and lacustrine stratified deposits are found in most valleys. According to the surficial geology map for the area (USGS Barre West, VT quadrangle-1957) (Doll, 1970), the site is underlain by alluvium (recent). Recent alluvium consists of fluvial, or river-deposited, sands and gravel, and silt in floodplain areas. Fluvial processes associated with the Winooski River, located immediately west of the site deposited the surficial materials at the site.

4.4.3 Topography

The topography of the developed portion of the site is generally flat (Figure 2.3-1). A low embankment, approximately 5 to 6 feet in height, occurs along the periphery of the paved and developed portions of the site, as well as around an abandoned concrete septic tank and leaching field located in the southeastern portion of the site. The embankment is due to site grading and possible filling during initial site development. A grassy swale is located between the main building at the site and the gravel driveway that provides access to the residential dwelling located east of the site. A relatively steep embankment, approximately 12 to 14 feet in height, borders a portion of the western margin of the site adjacent to the Winooski River. The elevation of the site ranges from approximately 532 feet above mean sea level (MSL) along the Winooski River to approximately 546 feet above MSL on the existing parking lot. The site is located at latitude 44° 14' 40"N and longitude 72° 32' 58"W.

4.5 PUBLIC SERVICES

4.5.1 Water Supply System

Municipal water is supplied to the site via a 2-inch pipe from an 8-inch Montpelier Public Works (MPW) water main located along U.S. Route 2 (Personal Communication - Lamb, 1997).

The USARC site was deactivated in 1995, and there is no US Army Reserve (USAR) activity on the site at this time. Prior to the 1995 deactivation, the water usage for the site is estimated to have been 22 gpd, which is based on the normal occupancy of two full-time USAR personnel. Peak water usage, prior to the

1995 deactivation, is estimated to have been 1155 gpd. Peak water usage occurred one day per month during USAR training exercises. Approximately 105 USAR personnel participated in these exercises (Personal Communication - St. John, 1997). Water usage was estimated as 110% of the sewer load as described in Section 4.5.2.

The City of Montpelier's water supply is drawn from Berlin Pond, and is treated with chlorine and fluoride. It is then transmitted by 12-inch and 20-inch water mains along Berlin Street into the City's grid of mains and to the Terrace Street and Town Hill water storage tanks. The water works system was last thoroughly analyzed in 1974. At that time, the dependable yield of the system was estimated to be 4.2 million gallons per day (mgpd), and sufficient capacity was projected into the year 2025 given its present geographic and supply limits. Currently, the State of Vermont has assessed the system and placed the dependable yield level at 1.7 mgpd. The City intends to challenge the state's yield assessment (City of Montpelier, March 1997). The MPW is currently reporting an average daily demand of 1.7 mgpd with peak demands of 3 mgpd during the summer months and 2.1 to 2.2 mgpd during the winter months (Personal Communication - Lamb, 1997). According to the MPW the municipal water system is sufficient to meet both the average daily demand and the peak demands of the City of Montpelier (Personal Communication - Lamb, 1997).

4.5.2 Wastewater

Domestic wastewater from the site flows through a 6-inch line to an 8-inch MPW sanitary sewer main located along U.S. Route 2 (Personal Communication - Lamb, 1997). An abandoned septic system with leach field, which was used prior to the 8-inch MPW sanitary sewer main being installed along U.S. Route 2 in 1972, exists on the site but is no longer used (Personal Communication - St. John, 1997). According to the VANR Wastewater Management Division (WMD), there are no Vermont regulations requiring the closeout of an abandoned septic system.

Prior to the 1995 deactivation, the sewer load for the site is estimated to have been 20 gpd, which is based on the normal occupancy of two full-time USAR personnel. Peak sewer load, prior to the 1995 deactivation, is estimated to have been 1050 gpd. Peak sewer load occurred one day per month during USAR training exercises. Approximately 105 USAR personnel participated in these exercises (Personal Communication - St. John, 1997).

The City of Montpelier's wastewater is treated at the sewage treatment facilities on Dog River Road. The facility has a design capacity of 3.97 mgpd. Current average daily use is approximately 1.3 mgpd (Personal Communication - Lamb, 1997).

4.5.3 Stormwater Management

Stormwater on the site is collected in a series of catch basins discharging to the Winooski River. Two catch basins to the rear of the USARC discharge through a 12-inch drainpipe to a 10-inch culvert located on the bank of the Winooski River. Two catch basins in front of the USARC discharge through a 12-inch drainpipe to a 10-inch culvert located on the bank of the Winooski River. According to the VANR WMD, a stormwater permit is required anytime there is a collection and discharge of stormwater such as through catch basins. The permit is issued for the property, not the current owners. Therefore, no action is necessary with regard to a stormwater permit prior to property transfer (Personal Communication - Wernecke, 1998).

The total amount of impervious surface (i.e., buildings and paved parking areas) from which stormwater is currently being collected is approximately 1.16 acres. The total site acreage is approximately 4.3 acres.

4.5.4 Solid Waste Management

Prior to the 1995 deactivation, solid waste generation for the site is estimated to have been 3 lbs/day, which is based on the normal occupancy of two full-time USAR personnel. Peak solid waste generation is estimated to have been 158 lbs/day. Peak solid waste degeneration occurred one day per month during USAR training exercises in which approximately 105 USAR personnel participated. Solid waste generation was estimated following guidelines contained in *Environmental Engineering and Sanitation* written by Joseph P. Salvato.

Solid waste from the facility was picked up by Casella Waste Management of Montpelier, VT and disposed of through the City of Montpelier System prior to the 1995 deactivation. Currently there is no solid waste removal contract for the facility (Personal Communication - Gelinas, 1998). The Central Vermont Landfill, located in East Montpelier, which was closed in 1992, currently acts as a transfer station for waste haulers in the Central Vermont Solid Waste Management District (City of Montpelier, March 1997). Montpelier's solid waste is hauled to two privately owned landfills, Waste USA in Coventry, Vermont, and North Country in Bethlehem, New Hampshire (Personal Communication - Lamb, 1997). The effective life of these facilities is estimated to be at least 20 years.

The Central Vermont Solid Waste Management District has also implemented a mandatory recycling program for all communities in the District, of which Montpelier is one. Recyclable materials are

transported to district operated Material Recycling Facilities in Montpelier, Hardwick, Williston and Randolph, Vermont. Subsequently, they are shipped to a variety of out of state facilities where they are processed (City of Montpelier, March 1997).

4.5.5 Electrical Systems

Electrical power to the site is supplied by a 25 kV three phase overhead line on U.S. Route 2 which is operated and maintained by the Green Mountain Power Corporation.

Natural Gas

There is no natural gas supply to the site (Personal Communication - St. John, 1997).

4.5.6 Communications

Bell Atlantic provides telephone service to the site (Personal Communication - St. John, 1997).

4.6 WATER RESOURCES

4.6.1 Surface Water Resources

The site is located within the Winooski River drainage basin (VAEC, 1986), approximately 0.35 miles north of the confluence of the Winooski River and Stevens Branch (Figure 2.3-1). Stevens Branch, which flows in a northerly direction from the City of Barre, Vermont, is a primary tributary of the Winooski River. The Winooski River ultimately discharges into Lake Champlain. According to the Vermont Water Quality Standards (State of Vermont Water Resources Board, 1997), the section of the Winooski River adjacent to the site is designated as Class B waters. Class B waters are managed to achieve and maintain a high level of quality that consistently exhibits good aesthetic value and provides high quality habitat for aquatic biota, fish, and wildlife. Class B waters are also managed to serve as public water supplies (with filtration and disinfection), for irrigation and other agricultural uses, and for swimming and recreation. With the exception of the Winooski River, no surface water bodies or waterways were identified on or adjacent to the site.

Based on a water body data report (April 24, 1992) obtained from the Water Quality Division of the Vermont Department of Environmental Conservation (VDEC), the Stevens Branch, from its confluence

with Jail Branch (a tributary of Stevens Branch; located approximately 4.5 miles upstream of the confluence of the Winooski River and the Stevens Branch) to its confluence with the Winooski River, is in partial support of the water quality standards for biota, aesthetics and non-contact recreation, established for Class B waters. The partial support designation is due to the presence of toxic contaminants, excessive nutrient enrichment, siltation, turbidity, and habitat alterations due to urban runoff, discharges and overflows from tailings and settling lagoons, highway runoff, and a municipal wastewater treatment facility. According to Mr. Jerome McArdle, Water Resources Assistant Planner for the Water Quality Division of the VDEC (October 20, 1997), no chemical analyses or biological monitoring studies exist for the section of the Winooski River adjacent to the site.

4.6.2 Groundwater Resources

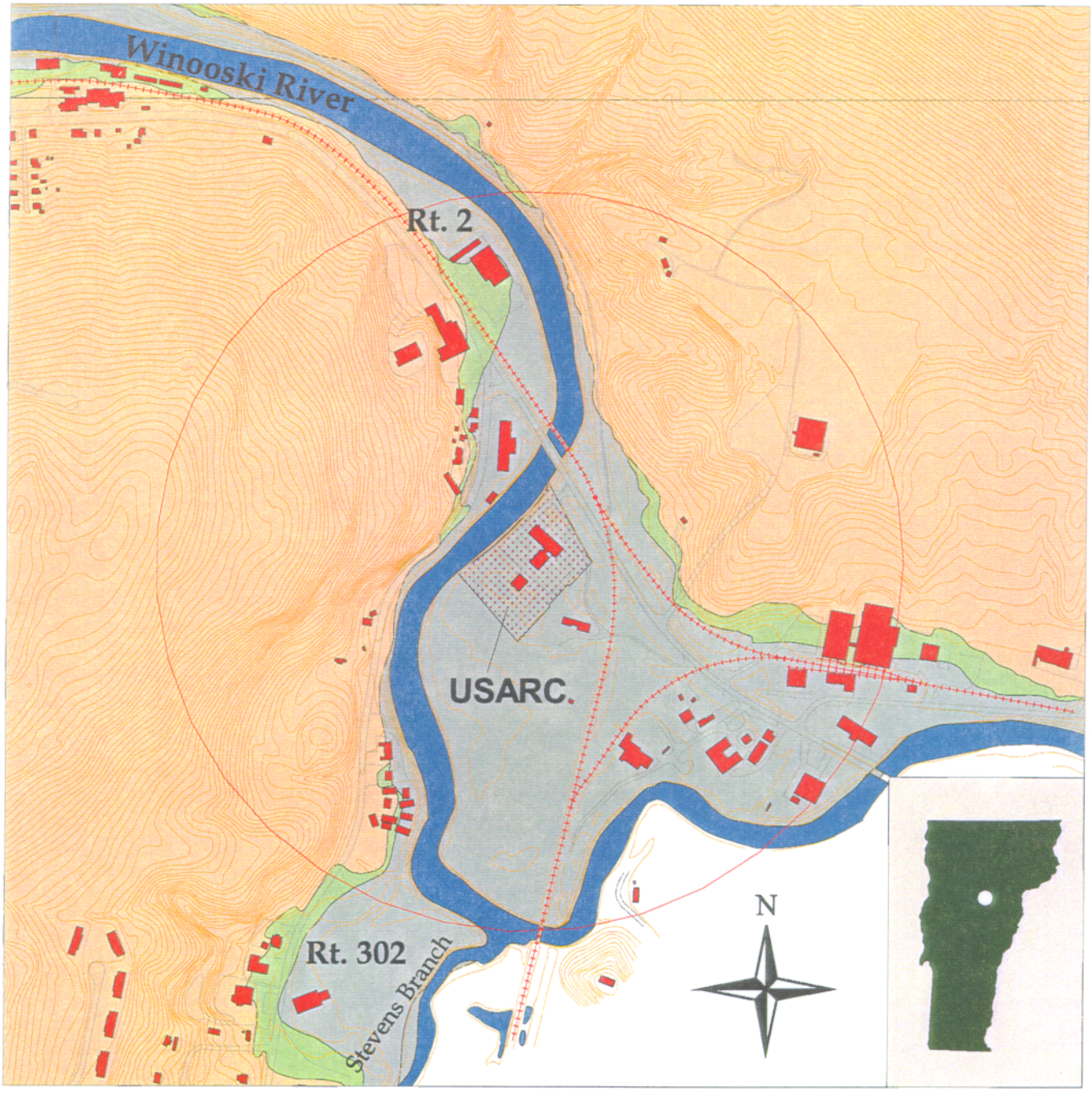
Based on the available hydrogeologic information, the site is underlain by sand and gravel with medium to high permeability and moderate groundwater potential (Stewart, 1971). Groundwater is available from sands and gravels in the Winooski River valley or from bedrock below the valley fill. Groundwater yields are low to medium at depths to 300 feet.

According to Elizabeth Hunt, Water Supply Division of the VDEC, groundwater at the site is classified as Class III (November 3, 1997). Chapter 12 of the Groundwater Protection Rule and Strategy (State of Vermont Agency of Natural Resources [VANR], in press) defines Class III groundwater as "groundwater that has been classified by the statute or reclassified by the Secretary, and that is suitable as a source of water for individual domestic water supply, irrigation, agricultural use, and general industrial and commercial use." According to information received from the Water Supply Division of VDEC, the nearest wellhead protection area to the site is located approximately 2000 feet south (Berlin Mobil Home Park 5256; Source Well No. 001). Based on a review of the USGS topographic quadrangle (Barre West, VT-1978), groundwater at the site flows in a westerly direction toward the Winooski River.

4.6.3 Floodplains

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the City of Montpelier, Vermont (Comm. Panel No. 505518 0003 A; Map revised February 17, 1982), the entire site is located in a Zone A, an area subject to 100-year flooding (Figure 4.6-1). Base flood elevations at the site for the 100-year flood are approximately 546 feet relative to the NGVD of 1929.

Fig. 4.6-1 Flood Zones



Data Sources:
City of Montpelier
Planning & Development
Department, 1997
Vermont Center for
Geographic Information, 1997

FEMA Zones
100-year flood zone (AE)
500-year flood zone (X500)
> 500-year flood zone (X)

4.7 PUBLIC HEALTH AND SAFETY

4.7.1 Public Health

The Fire Department provides emergency medical treatment (EMT) to the residents of Montpelier and seven surrounding towns. EMTs operate two ambulances and a backup vehicle to provide first response medical services.

4.7.2 Public Safety

The City of Montpelier has a full-time police force operating out of a central station located in City Hall at 39 Main Street. The sworn officers consist of one chief of police, ten patrolmen, four sergeants, and one investigator. The Department also employs five dispatchers and a secretary for a total of 22 full-time personnel. The Department has three marked cruisers, one unmarked cruiser and the police chief's auto for a total of five vehicles. Their responsibilities include crime control and investigation, traffic control, maintenance of order and public service.

The Montpelier Fire Department consists of a Fire Chief, 16 full-time firefighters/EMTs and one full-time secretary. In the event of a major fire, the department can call upon an additional 20 volunteer firefighters and three fire police to augment the regular staff.

The Department's equipment includes one 100-foot aerial ladder truck, two pumper trucks, one fire alarm repair bucket truck and the fire chief's vehicle. The fire station is located at 61 Main Street next to City Hall.

Both the police and fire departments have indicated a need to move into more modern and expanded facilities. The City of Montpelier passed a bond issue in 1996 to allocate $750,000 to renovate the fire station. The station requires repairs to cure structural problems and provide the firefighters with improved living quarters and meet the space needs for the next 20 years.

The police department had expressed its intentions to relocate its operations to a more geographically central location. A vote by the City to relocate the police station to the USARC failed to pass as many people felt that police functions should remain in City Hall and the Central Business District.

4.8 TRANSPORTATION

4.8.1 Study Area

The transportation study area is defined by U.S. Route 2 (East Montpelier Road) to the north and U.S. Route 302 (River Street) located along the western side of the Winooski River. These two principal arterial highways intersect approximately 700 feet due west of the project site.

The Average Annual Daily Traffic (AADT) along U.S. Routes 2 and 302 is noted in Table 4.8-1. The proposed reuse of the commercial property located at the intersection of Route 2 and 302 as an Irving service station and convenience market will increase volumes and turning movements within the study area.

TABLE 4.8-1
AVERAGE ANNUAL DAILY TRAFFIC ALONG ROUTES 2 AND 302

Highway and Direction	Existing (1997)	Projected (2002)
U.S. Route 2 - Eastbound	7,920	8,330
U.S. Route 2 - Westbound	15,200	16,370
U.S. Route 302 - Southbound	14,484	15,749

Source: Central Vermont Regional Planning Agency, 1997

4.8.2 Proposed Site

The access to the site is from U.S. Route 2 via a 20-foot wide driveway, which directs vehicles to the side and rear of the facility. A 10 foot gravel road splinters off the access drive and travels through the front yard of the USARC property to the driveway of the abutting single family residence.

The parking and circulation areas of the site are paved and provide for 64 parking spaces as noted on the site plan prepared by the U.S. Army Corps of Engineers (USACE) dated December, 1956. The parking stalls are not lined at the present time.

4.9 AIR RESOURCES

4.9.1 Regulatory Overview

The Clean Air Act (CAA) and 1990 Amendments (42 U.S.C. 7401 et seq.) provide the framework through which state environmental agencies can regulate air pollutant emissions in order to maintain the National Ambient Air Quality Standards (NAAQS). The federal CAA is implemented in Vermont through its Air Pollution Control Regulations, which are approved by the Environmental Protection Agency (EPA) as part of the State Implementation Plan (SIP) and enforced by the VANR. The SIP is a document that each state submits to the EPA detailing how that state will maintain compliance with the NAAQS. If certain areas are not in compliance, the SIP must present a plan to reduce air pollutant emissions in order to come into compliance.

The only existing air emissions at the USARC are associated with one heating boiler fueled with #2 oil. The air emissions from the boiler are insignificant and do not require any state or federal air permits. The air quality compliance status of the Conti-Tracy USARC area is provided in the following section.

4.9.2 Attainment Status

The Conti-Tracy USARC is located in Washington County that is part of the Vermont Intrastate Air Quality Control Region (AQCR 221). As listed in 40 CFR Part 81 (July, 1995), this area is designated as attaining the NAAQS for sulfur dioxide (SO_2), nitrogen dioxide (NO_2), and total suspended particulate (TSP). The NAAQS for TSP has been replaced by an NAAQS for particulate matter that is less than 10 microns in diameter (PM10). The area is also designated attainment for PM10, and unclassified or attaining for carbon monoxide (CO) and ozone (O_3). The entire State of Vermont is designated unclassified for lead (Pb).

4.10 NOISE

4.10.1 Existing Conditions

The site is located in an industrially zoned section of the City approximately one mile from the central business district. The site is sufficiently buffered from adjacent land uses by the Winooski River to the

west, agricultural lands to the south and U.S. Route 2 to the north. The only potential noise receptor is a single-family residence located along the eastern boundary. The residence lies approximately 200 feet away from the closest USARC building.

While noise measurements have not been performed at the site, the noise levels can be classified generally as quiet urban daytime within the range of 40 to 50 decibels (dB). Ambient noise levels in the general vicinity of the site include vehicular traffic movements along Route 2 which is approximately 80 feet from the Reserve Center Building and the passing of an occasional Amtrak train (Vermonter) which runs from New York City to Montreal. The railroad ROW is located 300 feet away from the USARC facility.

4.10.2 Applicable Noise Regulations

The Zoning and Subdivision regulations under Article 15 Section 1516, Performance Standards, indicates that noise levels shall not exceed 70 dB at the property line for any proposed uses within the Industrial District. The Zoning Enforcement Officer is responsible for determining if proposed uses meet this requirement as part of the site plan review process.

4.11 HAZARDOUS AND TOXIC MATERIALS

4.11.1 Site Investigation

An Environmental Baseline Survey (EBS) was conducted to determine, on a preliminary basis, if any potentially significant environmental liabilities related to hazardous substance or petroleum hydrocarbon contamination exist on or beneath the site, including contamination possibly originating from off-site sources. All the information provided is referenced from the EBS produced on February 23, 1998, by Harold Wilmot, Environmental Manager of the 94th RSC. The investigation included both on- and off-site components. It included a visual inspection of the site; a review of potential external sources; and a review of records and other sources to develop an understanding of the historical use of the site and surrounding areas.

4.11.2 Current & Historical Use of Subject Property

The current use of the building is by the Civil Air Patrol for classroom training. Past use of the site was the Headquarters 5th Battalion Training Support Brigade and Company C, 1/304th Regiment for classroom training. Previous to this, the site was owned by Samuel and Margaret Hoare and used for dairy farming.

To ascertain if there were any direct observable indications of the presence of significant on-site contamination, a site inspection was conducted on May 19, 1997, by Harold Wilmot, Environmental Manager, 94th RSC. The visit consisted of examining all activities and the parking areas. No hazardous materials or waste were found being stored at this facility at the time of the site inspection. The parking areas were free of any significant Petroleum, Oils or Lubricants (POL) stains. The site inspection revealed no: suspicious/unusual odors; discolored soil; distressed vegetation; dirt/debris mounds; ground depressions; or POL staining. An asbestos survey, dated January 1997 indicated that asbestos containing materials are present, but in a non-friable state.

4.11.3 Current and Historical Use of Adjacent Properties

The subject property is located in a mixed residential/industrial area. The site is bordered to the north by Route 2 and to the west by the Winooski River. Samuel and Elizabeth Hoare own 19.1 acres abutting the site on the south and east, which is used by them as a single-family residence. The abutting property has been used as a private residence and for agricultural purposes. On the far side of the Winooski River, west of the Center, is an abandoned equipment company. Northeast of the property is Route 2, on the other side of which is a radio station.

4.11.4 Governmental Records Review

Site Related Incidents and Notifications

A records search was conducted for the EBS at the 416th ENCOM, 94th RSC, Devens Reserve Forces Training Area's (DRFTA's) Real Property Office and Environmental Office. The records review indicated that the site is free of any landfills/waste piles; impoundments/lagoons; injection wells; drum/container storages; incinerators; electrical transformers; power/pipe lines; mining/logging activity; groundwater monitoring wells and above ground storage tanks.

There are two underground storage tanks (UST) on the site. One is a 4,000-gallon UST located behind the main building; the other is a 1,000-gallon UST located behind the maintenance shop (Figure 2.3-2).

Both contain #2 heating oil. All investigations regarding the tanks indicate that there is no reason to suspect that they have leaked and tank tightness testing has not been conducted. The fuel consumption figures for the past three years show that, when weather and use are factored in, fuel consumption is not excessive and does not indicate a leak.

There is a recorded spill from a former waste oil UST that occurred on March 5, 1992. This spill was investigated and remediated by the Ft. Devens Environmental Management Office and approved by the State of Vermont's Environmental Division.

Offsite Incidents and Notifications

The EBS determined that the Interstate Equipment Company has been the subject of response actions or spill notifications. Interstate Equipment Company is located on the opposite side of the Winooski River, south of the USARC. There have also been two minor spills in the immediate area of the USARC. Both of these spills were located at the junction of Routes 2 and 302. The first spill, for which Walker Motors was responsible, was oil found in a drainage ditch on December 6, 1983. The second spill, for which Associated Motors was responsible, was a discharge to the Winooski River on October 29, 1988. Based on the VT DEC file review, there is no reason to believe that any response actions near this site will impact or did impact the USARC. Based on a file review of VT DEC and USEPA records, there are no other response actions adjacent to the property.

4.12 BIOLOGICAL RESOURCES

4.12.1 Vegetation

The biological resources of the site were investigated through review of the available literature, and a brief site visit conducted on October 20, 1997. According to Mr. Mike Jones of the City of Montpelier Assessors Department, the site was farmland prior to site development by the USAR. Farmland on the site prior to development was part of a larger farm complex owned by Samuel Hoare, which more than 40 years ago included the dwellings and property southeast of the site and the fields south of the site (Mike Jones, personal communication).

Uplands

Based on review of site documentation and a brief field investigation, the majority of the site may be classified as upland. The undeveloped portions of the site surrounding the buildings are primarily grass-

612 covered. Six, mature eastern cottonwood trees (*Populus deltoides*) are located near the rear,
613 southwestern margin of the site. A small area of shrubbery occurs along the northwestern margin of the
614 site immediately south of the paved parking area. Vegetation observed in this area consists of staghorn
615 sumac (*Rhus typhina*), burdock (*Arctium* sp.), and elm (*Ulmus* sp.) saplings. Table 4.12-1 (Appendix E)
616 lists vegetative species observed on the site.
617
618 ***Wetlands and Water***
619
620 Approximately 0.54 acres of riparian wetlands occur on the site along the Winooski River (USACE, 1996)
621 as shown in Figure 2.3.2. Vegetation communities bordering the Winooski River adjacent to the site are
622 generally characterized as mixed forest, scrub-shrub, and old field/meadow communities. Vegetation
623 recorded within wetlands bordering the Winooski River included red maple (*Acer rubrum*), slippery elm
624 (*Ulmus rubra*), Eastern cottonwood (*Populus deltoides*), box elder (*Acer negundo*), ostrich fern
625 (*Matteuccia Struthiopteris*), and goldenrod (*Solidago* sp.) (Appendix E, Table 4.12-1). Based on visual
626 inspection of vegetation, some areas east and south of the site (Hoare property) may also qualify as
627 wetlands. According to the Vermont Wetland Rules, field delineation of jurisdictional wetlands is based on
628 a three-parameter approach (vegetation, soil and hydrology) outlined in the USACE Wetlands Delineation
629 Manual (1987) and/or the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1989).
630
631 Based on review of the National Wetland Inventory (NWI) map that includes the site (USGS Barre West,
632 VT), the Winooski River is the only classified wetlands and/or deepwater habitat on or adjacent to the site.
633 The section of the Winooski River located immediately west of the site is classified under the NWI system
634 as "R30WH." This designation indicates that this section of the Winooski River is classified as an upper
635 perennial, riverine system with a permanent, open water (unknown bottom) regime. In accordance with
636 the Vermont Wetland Rules (VDEC Water Resources Board; Effective date: February 7, 1990), the
637 section of the Winooski River adjacent to the site is classified as a Class Three wetland. Class Three
638 wetlands are those wetlands "which have not been determined by the Water Resources Board to be so
639 significant that they merit protection under these rules either because they have not been evaluated or
640 because when last evaluated were determined not to be sufficiently significant to merit protection under
641 these rules." With the exception of the Winooski River, there are no classified wetlands or deepwater
642 habitats on the NWI map within 0.2 miles of the site.
643
644 **4.12.2 Wildlife**
645
646 No wildlife surveys were conducted on the site. The following section is based on existing, readily
647 available literature and professional judgment based on the habitats present on and adjacent to the site.

Fisheries

The fisheries data contained in this section was compiled by the Vermont Fish and Wildlife Department district and presented in tabulated form in the Vermont Rivers Study (VAEC, 1986). The river sections referenced included the section of the Winooski River from Middlesex Dam to the Route 14 bridge in East Montpelier, and the Stevens Branch from its mouth (convergence with the Winooski River) to Jail Branch. Fish population surveys were conducted along the above-referenced section of the Winooski River in 1983 and along the above-referenced section of Stevens Branch in 1967, 1974, and 1980. The section of the Winooski River near the site supports naturally-sustained populations of brown trout (*Salmo trutta*) and rainbow trout (*Onchorhynchus mykiss*), and populations of small-mouth bass (*Micropterus dolomieui*) that were enhanced through stocking. The section of Stevens Branch nearest the site supports a naturally sustained population of rainbow trout and a population of brown trout that has been enhanced by stocking.

Amphibians

Several amphibian species would be expected to occur on the site based on the proximity of relatively undisturbed wetland and upland habitats. Common amphibians that are expected on undisturbed portions of the site include redback salamander (*Plethodon cinereus*) and spring peeper (*Pseudacris c. crucifer*). Some species, such as the American toad *(Bufo a. americanus*), may utilize wetland and riverine habitats adjacent to the Winooski River for breeding, while dispersing across the site to nearby upland habitats during non-breeding seasons. Less common amphibian species [e.g., northern leopard frog (*Rana pipiens*)] may also be present on the site due to the available habitat. Table 4.12-2 (Appendix E) lists amphibians whose geographic ranges include the site.

Reptiles

Several reptile species are expected to utilize the undisturbed habitats of the site, particularly near the Winooski River. Common reptiles, such as eastern garter snake (*Thanmophis s. sirtalis*) and northern brown snake (*Storeria d. dekayi*), likely occur on the site. Common snapping turtle (*Chelydra s. serpentina*) and northern water snake (*Nerodia s. sipedon*) are also expected to be present on or near the site. Table 4.12-3 (Appendix E) lists reptiles whose geographic ranges include the site.

Birds

Common bird species, including black-capped chickadee (*Parus atricapillus*), blue jay (*Cyanocitta cristata*), American crow (*Corvus brachyrhynchos*), and house sparrow (*Passer domesticus*), are

permanent residents, and would be expected to occur year-round on the site. The vegetation on the undisturbed portion of the site near the Winooski River provides optimal habitat for a variety of avian species due to its structural diversity (i.e., herbaceous, shrub, sapling and forest strata present). The evolving plant community structure and composition of these ecotone areas typically supports an increasingly diverse and abundant avifauna until a continuous tree canopy has developed. These edge habitats provide excellent nesting and foraging for the many bird species that do not require large tracts of mature forest. The remaining portion of the site consists largely of mowed lawn, which supports few avian species.

Approximately 142 bird species have nesting ranges that include the site (Table 4.12.4) Based on the habitat available at the site, many of the listed species could potentially nest on the site. In addition, migratory birds often utilize riparian habitats for resting and feeding on route to their breeding and/or over wintering sites. The most valuable resting, feeding, breeding, and nesting habitats on the site occur near the Winooski River where the natural, riparian cover is relatively undisturbed.

Water fowl, expected to be found seasonally, within the Winooski River include mallards (*Anas platyrhynchos*) and red-breasted mergansers (*Mergus serrator*). Spotted sandpipers (*Actitus macularia*) are commonly observed foraging along river and stream edges for small fish and crustaceans, and may be found seasonally along the Winooski River. Raptors, such as the red-tailed hawk (*Buteo jamaicensis*), favor deciduous woodlands interspersed with meadows, fields and brushy pasture habitats that are present on and adjacent to the site. Dead standing timber observed on the undisturbed portion of the site near the Winooski River may provide feeding habitat for woodpeckers, such as downy woodpecker (*Picoides pubescens*) and northern flicker (*Colaptes auratus*), and shelter for cavity-nesters, such as black-capped chickadees and white-breasted nuthatches (*Sitta carolenensis*). Dense shrubbery in wetland areas near the Winooski River provides suitable nesting habitat for the common yellowthroat (*Geothlypis trichas*), yellow warbler (*Dendroica petechia*), and gray catbird (*Dumetella carolinensis*). Early successional, moist woodlands and dense shrub thickets with nearby fields and meadows similar to those present at the site are optimal habitat for American woodcock (*Scolopax minor*) breeding and feeding. Northern mockingbird (*Mimus polyglottus*) and northern cardinal (*Cardinalis cardinalis*) favor forest edge environments near human activity.

Mammals

Approximately 56 mammal species have geographic ranges that include the site (Appendix E, Table 4.12-5). The mowed grass areas on the developed portion of the site and the presence of a chain-link fence surrounding the developed area has probably reduced usage of this part of the site by many of the

listed mammals. However, the relatively undisturbed sections of the site, adjacent to the Winooski River, most likely provides suitable habitat for many wildlife species. In addition, the riparian habitat adjacent to the Winooski River may serve as a travel corridor for some resident mammal species.

Based on habitat preferences (DeGraaf and Rudis, 1983), common mammal species that likely utilize the site and its surroundings include opossum (*Didelphis virginiana*), New England cottontail (*Sylvilagus transitionalis*), raccoon (*Procyon lotor*), Eastern chipmunk (*Tamias striatus*), and striped skunk (*Mephitis mephitis*). Small mammals, such as the short-tailed shrew (*Blarina brevicauda*), meadow jumping mouse (*Zapus hudsonius*) and meadow vole (*Microtus pennsylvanicus*), may occur within edge and open field/meadow habitats on and adjacent to the site. Woodchucks (*Marmota monax*) may also inhabit the pastures and meadows adjacent to the site and, if not restricted by fences on the property, forage in lawn areas of the site. Larger mammals that prefer mixed open and wooded country, such as coyote (*Canis latrans*), red fox (*Vulpes vulpes*), and white-tailed deer (*Odocoileus virginianus borealis*), are also likely to be present on the undeveloped portion of the site. Several species of bats, including little brown myotis (*Myotis lucifugus*), Keen's myotis (*Myotis keenii*), and the big brown bat (*Eptesicus fuscus*), are expected to forage over upland and/or aquatic environments on or adjacent to the site.

4.12.3 Protected Species

Federally-Protected Species

A letter requesting information relative to federally-listed endangered, threatened, or candidate species on or near the site pursuant to Section 7c of the Endangered Species Act of 1973 (As Amended) was sent to the U.S. Fish and Wildlife Service in Concord, New Hampshire on October 31, 1997. Based on information received from the USFWS, no federally-listed species reside permanently on the site (U.S. Fish and Wildlife Service, letter dated December 3, 1997) (Appendix D). However, transient species, such as the bald eagle (*Haliaeetus leucocephalus*), may temporally utilize riparian habitats adjacent to the Winooski River.

State-Protected Species

Although federal facilities are not subject to state-endangered species acts, the Army coordinated with the State of Vermont regarding the state-protected species. A letter requesting information relative to state-listed endangered, threatened, or special concern species on or near the site was sent to the Non-Game and Natural Heritage Program of the Fish and Wildlife Department in Waterbury, Vermont on October 31,

1997. Based on information received from the Non-Game and Natural Heritage Program, no significant natural communities or rare, threatened, or endangered animals or plants are known to occur at the site (Non-Game and Natural Heritage Program, letter dated November 14, 1997) (Appendix D).

4.13 VISUAL ENVIRONMENT

The facility consists of two single story and one two-story brick building juxtaposed within the middle of a 4.3-acre parcel. The site is visible from the existing single family residence located along the easterly side of the facility. Some vegetative buffering does exist between the two properties. The site is well buffered by natural features including expansive agricultural fields to the south and west of the site and by Route 2 to the north.

The site provides panoramic views of foothills across Route 2 to the north, the Winooski River along the westerly boundary and expanses of open fields and distant mountains beyond the southern boundary line.

4.14 CULTURAL RESOURCES

The PAL completed an Archaeological Inventory Survey and Historic Inventory Survey of all Army Reserve Facilities throughout New England for the 94th RSC in May 1997 (PAL 1997). This study consisted of historic, architectural, and archaeological background research, record review, and site investigations. The Conti-Tracy USARC in Montpelier was a part of this study and subjected to these investigations. The following information is taken primarily from these two documents.

Archaeological Resources

Prehistoric Resources

The Conti-Tracy USARC lies within a section of the Winooski River floodplain. The Winooski River is approximately 70 miles long, watering an area of about 970 square miles. The earliest recorded human occupation in the project vicinity dates from the Paleolndian Period.

Briefly, although Paleolndian finds are rare in the upper Winooski River, a fluted projectile point has been reported from Danville, near the headwaters of the Winooski in Caledonia County. Another find, closer to the facility, is recorded in Moretown near the Mad River in Washington County.

Early Archaic and Middle Archaic sites have not been reported in the Conti-Tracy USARC vicinity. Late Archaic Period occupation in the project vicinity is limited to a few Narrow Point Tradition sites in the upper Winooski River watershed. No Early or Middle Woodland sites have been recorded in the project vicinity. A small Middle Woodland encampment was recorded along the middle and upper reaches of the Winooski River and tributaries. Late Woodland sites have not been documented for the immediate project area.

Due to the project's location in an environmentally favorable riverine ecozone (Winooski River), it was considered to have potential to contain archaeological resources. Since the portion of the floodplain near the facility has been active until the recent past, it was expected that any resources on the property would be covered by deep alluvial deposits. An intensive archaeological survey of the Conti-Tracy USARC was therefore recommended.

Historic Resources

One of the more significant historic contexts relating to the archaeology of the Conti-Tracy USARC is the history of the Winooski River itself. Flood activity predates the first permanent settlement of Montpelier in 1786 by Joel Frizzel who built a cabin and cleared a field on the north bank of the Winooski River in the southwest portion of town. The first recorded flood of the Winooski is estimated at sometime between 1782-83 and 1785, when the river rose about 3-12 feet over its banks. Yearly overflows were observed and recorded between 1790 and 1809. In 1810, the lower parts of Main and State Streets were submerged. A violent flood in 1826 washed away a building on Main Street. In September of 1828, following three days of rain, the Winooski River rose about 4-5 feet, nearly inundating the entire village. Severe flooding is also recorded in 1830, 1842, 1850, 1869, 1895, 1900, 1901, 1902, 1909, 1912, 1914, 1925, and 1927. The 1927 flood was the worst in the recorded history of Montpelier: Main and State Streets were under 12 feet of water from November 3-5, with the flood carrying away automobiles, pianos, barns, and bridges.

The Conti-Tracy USARC is constructed on an artificial rise above the active floodplain of the Winooski River. Because the floodplain is subject to seasonal inundation, the location of long-term historic period settlement and land use is unlikely. It was not expected that permanent, domestic, industrial, or agricultural-related structures were constructed on the property.

Results of Archaeological Investigations Conducted by PAL

An intensive archaeological survey of the property was conducted by PAL in 1995. This was preceded by a review of site plans of the facility, which indicated disturbances from construction of the facility's leach

field and septic system components, located in the south and southwest portions of the parcel. These areas of disturbance were substantiated during the intensive survey. The goal of further subsurface testing was to determine the extent of alluvial deposits on the floodplain portion of the parcel, and locate any intact prehistoric living surfaces. A machine rubber-tired backhoe was used to excavate four trenches in the area determined to have the greatest potential for archaeological resources.

The results of the archaeological testing revealed that the Winooski River floodplain has been active throughout much of its history, migrating northwest of its present position. There was no visible evidence of topsoil development in trenches 1 and 2; however, machine trench 2 was characterized by alluvial deposits which were separated by dark brown bands of silty sand about 1-inch thick. These soil bands were postulated to represent either alluvium stained by organic debris, major flood episodes, or brief periods of soil development. The exact nature of the soil bands was not known and further intensive level investigations including microstratigraphic analysis were recommended in order to resolve their existence. For this reason, the northwest portion of the Conti-Tracy USARC was assigned a moderate to high sensitivity for prehistoric archaeological resources.

In November 1997, PAL conducted an intensive (supplementary) archaeological survey of the northwest portion of the Conti-Tracy USARC parcel described above. This consisted of the excavation of four additional machine-assisted trenches to expose possible buried cultural layers, and to determine the number, location, and integrity of archaeological resources that could be impacted by the disposal action. No prehistoric cultural material was located or identified within the newly tested portion of the Conti-Tracy parcel. Several historic/modern period artifacts indicate that the alluvial deposits above the buried soil bands date from the recent past. Since a representative sample of the buried soil bands was tested for cultural deposits and none were identified, it is not likely that the floodplain portion of the reserve property contains significant archaeological resources. Further microstratigraphic studies will not be required of the buried soil bands as they were tested and screened for cultural resources with negative results. No further archaeological investigations were recommended for the Conti-Tracy USARC based on the negative findings. The Vermont State Historic Preservation Officer (VT SHPO) has agreed with and concurred with this recommendation in coordination dated January 29, 1998 and included in Appendix D.

Architectural Resources

As part of the Historic Inventory Survey of the 94th RSC facilities throughout New England, the Conti-Tracy USARC was included within this study. The following information is based upon records review and documentation of the facility conducted as part of the Historic Inventory Survey.

The Conti-Tracy USARC is one of 23 reserve centers designed according to standardized plans by Reisner, Urbahn, Brayton, and Burrows in the early 1950's as part of a nationwide U.S. Army Reserve Center construction program. This facility was built in 1958, and is typical of the design plan, with architectural features such as low massing, brick walls, minimal detailing, and expansible construction. The Conti-Tracy USARC is significant as region-wide evidence of Cold War-era military expansion between circa 1950 and 1964. The facility remains in relatively unmodified and original condition, with the exception of replacement metal windows.

As the Conti-Tracy USARC retains integrity of its historic fabric, it has been evaluated as potentially eligible for listing on the National Register of Historic Places under criteria A and C of the National Register Criteria, upon reaching 50 years of age in 2008. It also meets the U.S. Army Historic Property Evaluation Category III. As the facility has been modified through the introduction of replacement sash windows, it does not represent a pristine example of standardized design, nor does it appear to meet the exceptional criteria for resources less than 50 years old. However, if the property retains its important historic features, it will likely become eligible for the National Register when it reaches 50 years of age in 2008 (VT SHPO, 1998).

5.0 ENVIRONMENTAL AND SOCIOECONOMIC CONSEQUENCES

5.1 INTRODUCTION

This section describes the environmental and socioeconomic consequences of implementing the proposed action described in Section 2.0, the disposal and reuse of the Conti-Tracy USARC, Montpelier, Vermont. Alternatives to the proposed action are identified in Section 3.0. As described in Section 3.2, the No Action alternative to the disposal of the Conti-Tracy USARC is to close the facility and limit on-site activity to caretaker operations and use by the Civil Air Patrol.

The reuse of disposed property at the Conti-Tracy USARC is not an Army action. However, the impacts of reuse are considered to be indirect effects of the Army's disposal action and, as such, are analyzed in this EA. As described in Section 3.3, this document analyzes the impacts of reasonable and foreseeable reuse alternatives. These alternatives were selected based on environmental suitability of the site; expressed goals and objectives of the City of Montpelier for reuse; and the level of development deemed reasonable and foreseeable as a full build scenario based on existing zoning requirements. The reuse alternatives were evaluated at a conceptual planning level of detail, since it is neither possible nor appropriate to predict and select from an infinite number of specific future land uses that ultimately could be implemented.

To facilitate tracking the impacts of the various elements of the proposed action and reuse alternatives, this section is organized parallel to the pertinent resource headings presented in Section 4.0. Impacts associated with the disposal are considered to be direct effects; those associated with reuse are considered to be indirect and cumulative effects.

5.2 DISPOSAL

5.2.1 Introduction

This section presents a discussion of the potential impacts associated with the disposal of the Conti-Tracy USARC. Issues and impacts associated with the disposal action, regardless of reuse, are addressed for all the resources identified in Section 4.0.

5.2.2 Land Use and Zoning

Disposal

- *Land Use and Zoning: Potential impacts associated with change in use from transfer of the property.*

The transfer of 4.3 acres of land from military to non-federal uses may result in unforeseen land use impacts. The site is located within an industrial zoning district and allows for a higher intensity of use. The new use of this property could be incompatible with the adjacent uses such as the single family residence located east of the site. Access to the residence is achieved via a gravel driveway ROW (10' width) which traverses the frontage of the USARC property. The ROW easement is a legal instrument and part of the property deed that provides perpetual access to the residence unless mutually agreed to alter by both parties.

No Action

- *Land Use and Zoning: No impact.*

Since the property would remain in a caretaker status, the U.S. Army would make decisions relative to use and occupancy of the existing structures and site that would result in no change from existing conditions.

5.2.3 Socioeconomic Resources

Disposal

- *Employment: Insignificant impacts.*
- *Local Economy: No impact.*

The disposal of this inactive property for non-military use would cause little loss or displacement of jobs associated with the operation of the reserve center. These impacts are considered minor and short-term in nature. The Civil Air Patrol of Vermont is expected to remain on the premises and continue its operation. Military personnel assigned to Montpelier USARC will be reassigned to other posts yet to be determined.

The local economy will not suffer any economic changes as a result of the disposition of this property since it carried a tax exempt status. An opportunity exists to convert this property from tax exempt to revenue-generating if the property is sold to a private operator by the City of Montpelier after transfer.

No Action

- *Employment: No impact.*
- *Local Economy: No impact.*

5.2.4 Soils, Geology and Topography

Disposal

- *Soils: No impact.*
- *Geology: No impact.*
- *Topography: No impact.*

The Farmland Protection Policy Act, PL 97-89, was enacted to "minimize the extent to which federal programs contribute to the unnecessary and irreversible conversion of farmland to non-agricultural uses" (Sec. 1540 [a]). In response to this Act and its regulations, the Army contacted the Washington County NRCS of the USDA to determine the extent to which land transferred from federal to non-federal use could result in unnecessary conversion of prime or locally important farmland. Although the site is located on prime agricultural soil (Nicholville silt loam), the NRCS indicated that because the site has been previously developed, it no longer has the potential for agricultural use (Appendix D). No significant geologic resources are affected by this action.

No Action

- *Soils: No impact.*
- *Geology: No impact.*
- *Topography: No impact.*

The continuation of caretaker status will not result in any impacts to soils, geologic resources, or topography.

5.2.5 Public Services

Disposal

- *Water Supply System: No impact.*
- *Wastewater System: No impact.*
- *Stormwater Management: No impact.*
- *Solid Waste Management: No impact.*
- *Electrical Systems: No impact.*
- *Natural Gas Systems: Not applicable.*
- *Communications: No impact.*

The disposal action will not have an effect on public services. The facility is tied into the existing regional infrastructure, which will remain intact following disposal.

No Action

- *Water Supply System: Decrease in water usage.*

Under caretaker status, with monthly Civil Air Patrol meetings as the only activity on-site, daily water usage would decrease from the estimated 22 gpd prior to the 1995 deactivation by approximately 98% with only incidental water usage on a daily basis. Peak water usage would decrease from the estimated 1155 gpd (based on 105 USAR personnel participating in monthly USAR training exercises) to approximately 110 gpd (based on the eight to ten members of the Civil Air Patrol meeting once a month at the site).

- *Wastewater System: Decrease in sewer load.*

Under caretaker status, daily sewer load would decrease from the estimated 20 gpd prior to the 1995 deactivation by approximately 98% with only incidental usage on a daily basis. Peak sewer load would decrease from the estimated 1050 gpd to approximately 100 gpd.

- *Stormwater Management: Minor adverse effect from potential deterioration.*

Under caretaker status, the total amount of impervious surface (i.e., buildings and paved parking areas) from which stormwater is currently being collected (approximately 1.16 acres of the total site acreage of approximately 4.3 acres) would be unchanged. Therefore, the amount of stormwater collected and discharged to the Winooski River would be unchanged. However, physical deterioration of the storm drainage systems would likely occur due to decreased frequency of maintenance of both the existing impervious surfaces and the catch basins.

- *Solid Waste Management: Decrease in solid waste generation.*

Under caretaker status, daily solid waste generation for the site would decease from the estimated 3 lbs/day by approximately 98% with only incidental solid waste generation on a daily basis.

Peak solid waste generation would decrease from the estimated 158 lbs/day (based on 105 USAR personnel participating in monthly USAR training exercises) to approximately 15 lbs/day (based on eight to ten members of the Civil Air Patrol meeting once a month at the site).

- *Electrical System: Decrease in demand.*
- *Natural Gas Systems: Not applicable.*
- *Communications: Decrease in demand.*

Under caretaker status, with monthly Civil Air Patrol meetings as the only activity on-site, electrical and communications service would decrease to a minimal level on a daily basis. This decrease compares to the electrical service required by the USAR personnel prior to the 1995 deactivation.

5.2.6 Water Resources

Disposal

- *Floodplain: Potential impacts to floodplains defined by EO 11988.*

EO 11988, "Floodplain Management," states in Section 3(d) that when land in a floodplain is to be disposed to non-federal public or private parties, "the federal agency shall (1) reference in the conveyance those uses which are restricted under identified federal, sate or local floodplain regulations; and (2) attach

other appropriate restrictions to the uses of properties by the grantee or purchaser and any successors . . . ." Section 6(c) defines "floodplain" as an area which is subject to a "one percent or greater chance of flooding in any given year" (EO 11988). The site is located within the 100-year floodplain and, therefore, EO 11988 is applicable to this action.

- *Surface Water and Groundwater: No impact.*

Disposal of the property with the condition that future reuse comply with federal and state water quality and drinking water supply laws and regulations will minimize direct, indirect and cumulative impacts to these resources.

No Action

- *Floodplain: No impact.*
- *Surface Water and Groundwater: No impact.*

The continuation of the facility under the existing use and ownership will not result in any impacts to the floodplain on the site. The continuation of caretaker status will not result in any significant impacts to surface waters or groundwater.

Public Health and Safety

- *Police, Fire and Emergency Services: No impact.*

No changes to the delivery of emergency services and response to the site are anticipated.

No Action

- *Police, Fire and Emergency Services: No impact.*

No change in providing emergency services to the site are expected.

5.2.7 Transportation

Disposal

- *Traffic: No impact.*

This action will not cause impacts to existing traffic movements in the area because there will be no change in use which could precipitate an increase in trip generation and turning movements onto state Routes 2 and 302.

No Action

- *Traffic: No impact.*

No transportation and traffic-related impacts are anticipated.

5.2.8 Air Resources

Disposal

- *Air Quality: No impact. Disposal conforms to the Vermont SIP.*

There are no direct, indirect, or cumulative air quality impacts associated with the disposal action. The existing air emissions at the Conti-Tracy USARC are insignificant and are associated with a heating boiler which does not require any state or federal air permits. The disposal action by itself will not create any air emissions. The Record of Non-Applicability (RONA) of the General Conformity Rule is provided in Appendix F.

No Action

- *Air Quality: No impact.*

Continuation of the facility in caretaker status would have no direct, indirect, or cumulative effect on the region's air quality.

5.2.9 Noise

Disposal

- *Noise: No impact.*

This disposal action would not result in changes to existing noise levels or have an impact upon the adjacent residential use.

No Action

- *Noise: No impact.*

No impact to existing noise levels is expected by this alternative.

5.2.10 Hazardous and Toxic Materials

Disposal

- *Site Contamination: There are no risks or limitations to reuse the site.*

The two underground storage tanks containing No. 2 Fuel Oil will need to be taken out of service in accordance with local, state, and federal regulations if the reuse of the facility will not be using them. Otherwise, the tanks will require proper maintenance in accordance with local, state, and federal regulations. In the state of Vermont, USTs that store heating oil consumed on-site for heating, domestic hot water, and humidification are exempt from corrosion, spill and overfill requirements (DEC UST Regulations Feb. 1, 1991).

No Action

- *Site Contamination: No impact.*

5.2.11 Biological Resources

Disposal

- *Vegetation: Potential minor impacts.*

With the exception of six mature eastern cottonwood trees located along the rear, southwestern margin of the site, no significant upland vegetation resources occur on the existing developed portion of the site. There will be little or minimal impacts to vegetation from the disposal action.

- *Wetlands: Potential impacts to wetlands.*

Consistent with EO 11990 "Protection of Wetlands," the Army will (1) reference in the conveyance those uses which are restricted under federal, state or local wetland regulations, and (2) attach other appropriate restrictions. Although disposal requires compliance with federal and state requirements, wetlands alterations could occur, but must be federally or state permitted and meet certain mitigation, enhancement, restoration, or compensation requirements. Wetlands occurring on the USARC would continue to be protected after disposal by several laws, including Section 404 of the Clean Water Act PL 95-217 (33 CFR 320-330, Regulations; Section 401 of the Clean Water Act (Water Quality Certification); and the State of Vermont wetlands protection laws.

- *Wildlife: No significant impacts.*

Disposal of this property will not have an effect on wildlife since the site has only limited value as habitat.

- *Protected Species: No impacts to known individuals or populations of federal or state protected species.*

According to the USFWS and the VANR, no federal or state protected plant or animal species (threatened or endangered) are known to occur on the USARC (Appendix D). However, this does not preclude any future owner from the responsibilities of meeting federal and state protected species laws. Any project that would disturb natural vegetation or wildlife habitat would require a field survey to determine the presence or absence of protected species. Species of plants and animals that are listed as threatened or endangered are protected by the Federal Endangered Species Act of 1973, PL 93-205 (Amended by PL 95-632), and the State of Vermont threatened and endangered species laws.

No Action

- *Vegetation: Minor impacts.*

Continued succession of various habitats outside of the developed portion of the USARC would likely change the overall wildlife value of the area in the future. Woodlands would continue to mature, creating less understory as the canopy closes. Similarly, shrubby or grassy areas would eventually be overtaken by tree species, with the net result being less habitat diversity than presently exists on the USARC. The result of these successional changes would be slightly altered wildlife species composition, diversity and abundance on the USARC.

- *Wetlands: No impacts to wetlands.*

The distribution of wetlands is expected to remain unchanged under this action.

- *Wildlife: No impact.*
- *Protected Species: No impact.*

No wildlife resources are affected by this action. No federal or state protected species (threatened or endangered) of plant or animal are known to occur on the USARC (Appendix D).

5.2.12 Visual Environment

Disposal

- *Visual resources: No impact.*

No changes to the visual quality of the buildings, parking areas and landscaped areas are expected by this action. However, the introduction of a new, unknown land use may impact the views of the site if new buildings are constructed and circulation patterns are altered to accommodate the activities of a local business or municipal use of the property.

No Action

- *Visual resources: Potential minor adverse impacts.*

The property would continue in a caretaker status and the buildings, parking areas and infrastructure would likely be less well-maintained than it would be by the new owners and occupants of the site under the disposal action.

5.2.13 Cultural Resources

Disposal

- *Archaeological Resources: No impact.*

Supplementary archaeological investigations in 1997 within the previously identified sensitive northeast corner of the Conti-Tracy USARC did not reveal deposits of archaeological significance. No further archaeological investigations were deemed necessary and further fieldwork is not recommended. No impacts to significant prehistoric and historic archaeological resources are anticipated under this alternative. The VT SHPO has concurred with this assessment as per coordination dated January 29, 1998 and in accordance with Sections 106 and 110 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR 800 (Appendix D).

- *Architectural Resources: No impact.*

Based upon the Historic Inventory Survey conducted of all 94th RSC facilities in New England by PAL in 1997, the Conti-Tracy USARC was deemed potentially eligible for listing on the National Register of Historic Places. The Conti-Tracy USARC was noted as significant as region-wide evidence of Cold War-era military expansion between circa 1950 and 1964. The facility remains in relatively unmodified and original condition, with the exception of replacement metal windows.

In coordination with the VT SHPO, dated January 29, 1998, there is agreement that the Conti-Tracy USARC is potentially eligible for listing on the National Register of Historic Places in 2008. The City of Montpelier will be notified in writing by the Army, and within the transfer documents of this eligibility and recommended procedures to follow in the event of future Federal undertakings at this USARC, as per the SHPO correspondence included in Appendix C. At the completion of these preceding steps of notification,

the disposal of the Conti-Tracy facility will have no effect upon significant resources as defined under Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR 800. The VT SHPO has concurred with this assessment in the January 29, 1998 correspondence.

No Action

- *Archaeological Resources: No impact.*
- *Architectural Resources: No impact.*

The site does not have the potential to contribute additional information concerning the regional prehistoric database, and therefore it is not considered a significant archaeological resource. As the facility would remain in a caretaker status with a no action alternative, resulting in a continuation of its existing status, no changes to the potentially historic structure are envisioned.

Active Recreation

- *Archaeological Resources: No impact.*
- *Architectural Resources: No impact.*

The potential reuse of the buildings and grounds for active recreation is not expected to result in any changes or modifications to the existing conditions. Regardless of potential eligibility of these structures to the State and National Registers of Historic Places, no alterations to the property would be envisioned at this time that could have an effect on potentially eligible structures.

Public Safety Service

- *Archaeological Resources: No impact.*
- *Architectural Resources: No impact.*

No impacts upon potentially significant architectural resources are foreseen, as there are no changes to the site or its structures under this alternative.

Light Manufacturing Use

- *Archaeological Resources: No impact.*
- *Architectural Resources: Potential impacts.*

Any changes or modifications to the existing structures may potentially have an impact upon the future National Register eligibility characteristics of this property. However, the facility would not be eligible for listing on the National Register until 2008, when it reaches 50 years of age. At that time, the USARC would likely become eligible, provided it retains its important historic features. Alterations to the structures through a Federal undertaking would then be subject to review and coordination under Section 106 of the National Historic Preservation Act of 1966, as amended and 36 CFR 800. The VT SHPO has concurred with these determinations (Appendix C). This alternative would have no effect upon significant resources, as the eligibility of the USARC would not be subject to review before 2008.

5.2.14 Environmental Justice

Disposal

- *Environmental Justice: No impact.*

No disproportionate impact on minority and/or low-income populations is expected with the disposal of the property in accordance with Executive Order (EO) 12898 ("Federal Actions to Address Environmental Justice in Minority and Low-Income Populations"). A review of the 1990 Vermont Census of Population and Housing Tract Data (U.S. Bureau of the Census, 1990) within this section of Montpelier did not reveal any concentrations of minority or low-income households.

No Action

- *Environmental Justice: No impact.*

The continuation of the caretaker status of the facility will not disproportionately affect minority and low-income populations. The study area within the vicinity of the USARC does not reveal any concentrations of low-income or minority residents that could potentially be impacted disproportionately by a change in use.

5.2.15 Mitigation

There is no mitigation required of the disposal action, because the impacts are not significant.

5.3 REUSE

5.3.1 Introduction

The following text analyzes the reuse alternatives described in Section 3.3. Incorporated into each analysis is the assumption that reuse is the responsibility of others and is analyzed as indirect and cumulative effects of the disposal action. For each resource topic, the effects of the Active Recreation alternative is presented first, followed by the Public Safety Services and Light Manufacturing alternatives respectively.

5.3.2 Land Use and Zoning

Active Recreation

- *Land Use and Zoning: No impact.*

Current site use would change from a military reserve use to recreational uses. This change would have no effect on adjacent land uses. The reuse of the site to accommodate indoor/outdoor recreational activities is consistent with existing zoning.

Public Safety Services

- *Land Use: No impacts are anticipated.*

Uses would be similar to those historically occurring at the site.

Light Manufacturing

- *Land Use: Potentially significant impacts.*

The proposed reuse of the facility for light manufacturing purposes could significantly affect land use. Assuming a lot coverage of 33% or 1.4 acres, the maximum build-out of the site would allow for a total of 50,000 sf of building space and 108 parking spaces. This would be a 55% increase in site coverage compared to existing conditions.

5.3.3 Socioeconomic Resources

Active Recreation

- *Employment: Beneficial impacts.*
- *Local Economy: No impact.*

This activity may result in additional job opportunities in the area of sports *education and training.* However, if the property remains as a municipal use no additional tax revenue would be realized.

Public Safety Services

- *Employment: Potential beneficial impacts.*
- *Local Economy: No impact.*

The establishment of *a police and/or fire station* at this location could provide the potential for additional job opportunities both in the short term (construction) and in the long-term (new public safety hires).

The reuse of the property for municipal purposes would represent no change in local economic conditions. The City of Montpelier would not generate any additional taxes by their activity.

Light Manufacturing Use

- *Employment: Beneficial impacts.*
- *Local Economy: Beneficial impacts.*

The proposed reuse of the property for a manufacturing activity would produce positive impacts for Montpelier's economy. Based on the proposed build-out, conversion of the property to a light manufacturing operation would result in a net gain of new employment opportunities and additional tax revenue for the City.

The reuse of this site for a light manufacturing operation could potentially support an additional 130 new jobs. The market value of the existing structures and the potential reuse for office and manufacturing space, is estimated at $400,000.00 (personal communication with Michael Jones, City Assessor, 1997). The additional tax revenue that could be realized from this activity is estimated at $12,000 annually (i.e., payments in-lieu-of taxes, if property is held by the City), based on a tax rate of $3.07 per 1,000 of assessed value.

5.3.4 Soils, Geology and Topography

Active Recreation

- *Soils: Minor impacts.*

Although the site is located on prime agricultural soil (Nicholville silt loam), the NRCS indicated that because the site has been previously developed, it no longer has the potential for agricultural use (Appendix D). Therefore, the conversion of the site to active recreation would not impact any prime or important farmland soils. Limited impacts to existing soils at the site, such as soil compaction and erosion, could occur with construction of outdoor recreational facilities, such as paved basketball or tennis courts. Indoor recreation activities would have no impacts to the existing soils on the site.

- *Geology: Minor impacts.*

The construction of outdoor recreational facilities may result in minor impacts to the surficial geology of the site as a result of site grading.

- *Topography: Minor impacts.*

The construction of outdoor recreational facilities, such as paved basketball or tennis courts, may result in minor impacts to the existing topography. Site grading to accommodate these recreational facilities will result in minor, localized impacts to site topography.

Public Safety Services

- *Soils: No impact.*

Although the site is located on prime agricultural soil (Nicholville silt loam), the NRCS indicated that because the site has been previously developed, it no longer has the potential for agricultural use (Appendix D). Therefore, the conversion of the site to accommodate a public safety facility would not impact any prime or important farmland soils.

- *Geology: No impact.*
- *Topography: No impact.*

No on-site geologic resources are affected by this action. The conversion of the site to accommodate a public safety facility would not impact topography at the site.

Light Manufacturing

- *Soils: Minor impacts.*

Since the site has been disturbed by previous site development activities, the NRCS indicated that the pre-development farmland soils no longer have the potential for agricultural use (Appendix D). Therefore, expansion of the existing facilities on the site to accommodate a light manufacturing facility, as well as additional paved parking, would not impact any prime or important farmland soils. However, expansion of the existing site facilities by an additional 50,000 gsf and installation of 44 new parking spaces would result in the removal, compaction, and erosion of existing soils at the site.

- *Geology: Minor impacts.*

Expanding the existing site facilities by an additional 50,000 gsf and the installation of 44 new parking spaces to accommodate the estimated total number of employees at the facility would result in significant, direct impacts to the surficial geology of the site. However, no significant geological resources will be affected by this alternative.

- *Topography: Minor impacts.*

Expansion of the existing site facilities by an additional 50,000 gsf, as well as installation of an additional 44 parking spaces would likely result in minor impacts to the existing topography of the site due to site grading.

5.3.5 Public Services

Active Recreation

- *Water Supply: Minor increase in water usage.*

The use of the site for active indoor recreation would have minor impacts on the demand on the MPW water supply. Daily water usage would increase from the estimated water usage of 22 gpd prior to the 1995 deactivation to approximately 165 gpd (7.5-fold increase) assuming two basketball games per night involving 25 people per game with only toilet and water fountain usage. Peak water usage would decrease from the estimated 1155 gpd prior to the 1995 deactivation to approximately 330 gpd, based on a weekly community function such as a dance or a public meeting with an attendance of 100 people. Although this increases on-site water usage, it is not expected to have a significant effect on the region's water supply system. Outdoor recreation consisting of playground activities, such as basketball or tennis and other activities suited to paved surfaces, would have no net impact on water usage, as there would be no access provided to the building and its utilities and participants would be expected to bring their own water. Unless a full-time caretaker is assigned to the site, the building is assumed to be locked to avoid potential vandalism and misuse of the property.

- *Wastewater System: Minor increase in sewer load.*

The use of the site for active indoor recreation would have minor impacts on the sewer load for the site. Daily sewer load would increase from the estimated sewer load of 20 gpd prior to the 1995 deactivation to approximately 150 gpd (7.5-fold increase) using the same assumptions applied to water demand. Peak sewer load would decrease from the estimated 1050 gpd prior to the 1995 deactivation to approximately 300 gpd. Although this increases on-site sewer load, it is not expected to have a significant effect on the region's wastewater system. Outdoor recreation would have no net impact on sewer load as there would likely be no access provided to the building and its utilities due to the expense of providing security onsite for only occasional use.

- *Stormwater Management: Minor increase in stormwater discharge.*

The use of the site for active indoor recreation would have a minor impact on the stormwater management for the site, as the total amount of impervious surface could increase by as much as 0.16 acre to a total of 1.32 acres (14% increase) based on the current site configuration which would increase the stormwater discharge by 14% without proper design. Due to the increase in the total amount of impervious surface, the VANR WMD may require that oil/water separators be installed prior to the discharge point of any stormwater from the site to the Winooski River (Personal Communication - King, 1997). It is assumed that the existing impervious surfaces and catch basins would be maintained by the City of Montpelier, at the level currently maintained by the USAR.

- *Solid Waste Management: Minor increase in solid waste generation.*

The use of the site for active indoor recreation would have minor impacts on the solid waste generation for the site. Daily solid waste generation would increase from the estimated 3 lbs/day to approximately 19 lbs/day (6-fold increase) using the same assumptions applied to water demand. Peak solid waste generation would decrease from the estimated 158 lbs/day to 150 lbs/day. Although this increases on-site solid waste generation, it is not expected to have a significant effect on the region's solid waste management system. The City of Montpelier would be responsible for solid waste disposal from the site. Outdoor recreation would have little impact on solid waste generation since use would be occasional and trash barrels could be located onsite.

- *Electrical Systems: No impact.*
- *Natural Gas Supply: Not applicable.*
- *Communications: Minor impacts.*

The use of the site for active indoor and outdoor recreation would have no impact on the electrical service required at the site. Prior to the 1995 deactivation, the building was open and required electrical service, primarily for lighting, for approximately eight hours per day and would continue to require essentially the same amount of electrical service under this alternative. No additional indoor or outdoor lighting would be required.

Since there is currently no natural gas supply to the site, the use of the site for active indoor and outdoor recreation would have no impact on the natural gas supply to the site.

The use of the site for active indoor and outdoor recreation would require the installation of a pay phone. This would eliminate the need for the telephone service required by the USAR personnel prior to the 1995 deactivation.

Public Safety Services

- *Water Supply System: Minor increase in water usage.*

If the facility were transferred for use by the police department, daily water usage would increase from the estimated water usage of 22 gpd prior to the 1995 deactivation to approximately 240 gpd (11-fold increase), which is based on the occupancy of 22 full-time personnel. Vehicle washing of the four or five pieces of large equipment and the patrol vehicles parked at the site were assumed to occur off-site. No peak water usage is anticipated. Although this increases on-site water usage, it is not expected to have a significant effect on the region's water supply system.

- *Wastewater: Minor increase in sewer load.*

Daily sewer load would increase from the estimated sewer load of 20 gpd prior to the 1995 deactivation to approximately 220 gpd (11-fold increase) applying the same assumptions used for estimating water supply. No peak sewer load is anticipated. Although this increases on-site sewer load, it is not expected to have a significant effect on the region's wastewater system.

- *Stormwater Management: No impact.*

There would be no impact on the stormwater management for the site as the total amount of impervious surface would remain unchanged. It is assumed that the existing impervious surfaces and catch basins would be maintained by the City of Montpelier at the same level currently maintained by the USAR.

- *Solid Waste Management: Minor increase in solid waste generation.*

Daily solid waste generation would increase from the estimated 3 lbs/day prior to the 1995 deactivation to approximately 33 lbs/day (11-fold increase). No peak solid waste generation is anticipated. Although this increases on-site solid waste generation, it is not expected to have a significant effect on the region's solid waste management system.

- *Electrical Systems: Minor increase in electrical service.*
- *Natural Gas System: Not applicable.*
- *Communications: Minor increase in telephone service.*

Electrical service required for the daily lighting of the facility would increase 3-fold due to the 24-hour operation of the police department. In addition there would be an estimated 11-fold increase in electrical service required for the additional police communication equipment (e.g., computers, radios, fax machines) as compared to the electrical service requirements prior to the 1995 deactivation.

Telephone service would increase 11-fold compared to the service required prior to the 1995 deactivation to meet the needs of the 22 full-time police department personnel, as well as any external communication lines. Although this alternative will generate on-site increases in electrical service and telephone service, it is not expected to have a significant effect on the region's electrical or communications systems.

Light Manufacturing

- *Water Supply System: Significant on-site increase in water usage.*

Under the light manufacturing alternative, daily water usage would increase from the estimated water usage of 22 gpd prior to the 1995 deactivation to approximately 2860 gpd (130-fold increase). No peak water usage in anticipated. Although this increase would be significant on-site, it is not expected to have a significant effect on the region's water supply system.

- *Wastewater System: Significant on-site increase in sewer load.*

Under the light manufacturing alternative, daily sewer load would increase from the estimated sewer load of 20 gpd prior to the 1995 deactivation to approximately 2600 gpd (130-fold increase). No peak sewer load is anticipated. Although this increase would be significant on-site, it is not expected to have a significant effect on the region's wastewater system.

- *Stormwater Management: Minor increase in stormwater discharges.*

Since the total amount of impervious surface would increase from 1.16 acres to 2.56 acres (120% increase), the total amount of stormwater collected from the site and discharged into the Winooski River would increase by 120% without proper design. Due to the increase in the total amount of impervious

surface, the Wastewater Management Division of the VANR may require that oil/water separators be installed prior to the discharge point of any stormwater from the site to the Winooski River (Personal Communication - King, 1997).

- *Solid Waste Management: Significant on-site increase in solid waste generation.*

Daily solid waste generation would increase from the estimated 3 lbs/day for the site prior to the 1995 deactivation to approximately 195 lbs/day (65-fold increase). No peak solid waste generation is anticipated. Although this increase represents a significant increase on-site, it is not expected to have a significant effect on the region's solid waste management system.

- *Electrical System: Significant on-site increase in electrical service.*

Under the light manufacturing alternative, electric service required for the site would increase approximately five-fold due to the increase in building area from 14,152 gsf to 69,000 gsf. In addition, there would be increased electrical service required for whatever light manufacturing process is employed at the site. Although this alternative will generate a significant on-site increase in electrical demand, it is not expected to have a significant effect on the region's electrical system.

- *Natural Gas System: Not applicable.*

Under the light manufacturing alternative, there would be no impact to the natural gas supply to the site because currently there is no natural gas supply to the site. If natural gas is required for the light manufacturing process employed at the site, a source of natural gas would have to be located and connected to the site.

- *Communications: Significant on-site increase in telephone service.*

Telephone service would increase to meet the needs of the 130 employees as well as any external communication lines needed by the facility. The estimated increase would be 65 times greater than the telephone service required prior to the 1995 deactivation. Although this represents a significant increase on-site, it is expected not to have a significant effect on the region's communications system.

5.3.6 Water Resources

Active Recreation

- *Floodplain: Minor impacts.*
- *Surface Water: Minor impacts.*
- *Groundwater: No impact.*

It is important to note that the entire site is located within the floodplain of the Winooski River (Zone A on the FIRM map dated Feb. 1982) and would require review under Section 509 *Floodplain Development* of *the Montpelier Zoning and Subdivision Regulations*. Floodproofing and other precautions would need to be taken to protect any buildings and infrastructure.

Under the active recreation scenario, the developed portion of the site would accommodate indoor and outdoor recreational facilities. Outdoor recreational opportunities would be limited to activities such as basketball courts and/or other activities suited to paved surfaces. In accordance with EO 11988, future reuse must be consistent with federal, state and local floodplain regulations as described in Section 5.2.6. Due to the location of the site within a Zone A area subject to 100-year flooding, placement of additional fill on the site (e.g., pavement) would result in minor floodplain impacts. As a result, site activities would require review under Section 509 *Floodplain Development of the Montpelier Zoning and Subdivision Regulations*. Flood-proofing and other precautions would need to be taken to protect any buildings and infrastructure. Increased erosion and sedimentation could potentially occur during the temporary construction activities when the ground surface is graded and stripped of vegetative cover. The likelihood that loose sediments would reach the Winooski River is small due to the width of the existing vegetative buffer. In addition, implementation of appropriate mitigation measures (e.g., haybale barriers, silt fencing) would minimize sedimentation impacts to wetlands on the site. However, sedimentation could occur via silt-laden runoff directed into catch basins that discharge into the Winooski River. Installation of sediment traps in the on-site catch basins, as well as placement of sedimentation barriers around the catch basins would minimize this potential occurrence.

Contamination and drawdown of groundwater will not occur as no drinking water wells or private septic systems will be installed on the site. In addition, since no grassed playing fields (e.g., baseball or soccer fields) will be constructed on the site owing to size limitations, no fertilizer applications are anticipated on the site. Therefore, no significant impacts to groundwater will occur under this alternative.

Public Safety Services

- *Floodplain: No impact.*
- *Surface Water: Minor impacts.*
- *Groundwater: No impact.*

No additional development on the site would occur as part of this action. Therefore, no floodplain impacts are anticipated. Since the site will continue to be served by public water and sewer, no groundwater impacts will occur. Any future use of the site that results in greater use of the parking lot than that which currently exists may contribute proportionately to the contamination levels of surface runoff from the parking lot (due to oil drippings). Since existing catch basins on the site discharge into the Winooski River, slightly increased levels of hydrocarbon contamination within surface discharges to the Winooski River could potentially occur.

Light Manufacturing

- *Floodplain: Minor impacts.*

In accordance with EO 11988, future reuse must be consistent with federal, state and local floodplain regulations as described in Section 5.2.6. Due to the location of the site within a Zone A, area subject to 100-year flooding, placement of additional fill on the site (e.g., pavement) would result in minor floodplain impacts. As a result, site activities would require review under Section 509 *Floodplain Development of the Montpelier Zoning and Subdivision Regulations.* Flood-proofing and other precautions would need to be taken to protect any buildings and infrastructure.

- *Surface Water: Minor impacts.*
- *Groundwater: Minor impacts.*

Expansion of the existing site facilities by an additional 50,000 gsf, as well as installation of an additional 44 parking spaces would increase the total impervious area of the site to approximately 2.4 acres. Assuming that the increased quantity of stormwater runoff is directed toward catch basins located on-site that discharge into the Winooski River, proportionate increases in the volume and contamination levels of surface runoff discharging to the Winooski River can be expected. Implementation of a stormwater management system (i.e., oil/water separators) will mitigate the potential for surface water contamination. Since the site is currently served and will continue to be served by public water supply and sanitary sewer, no impacts to groundwater will occur under this development scenario.

5.3.7 Public Health and Safety

Active Recreation

- *Police , Fire and Emergency Services: Potential impacts.*

If the facility was used for scheduled events including sports and school social functions. such as teen dances and concerts, the need for coverage by public safety and medical personnel would be increased, given the numbers of people that would attend these events.

These events would occur sporadically and would not pose any significant impacts upon the overall delivery of emergency services to other parts of the City by police, fire and emergency service personnel, because existing services can accommodate the minimal demand generated by this alternative.

Public Safety Services

- *Police, Fire and Emergency Services: No impacts are anticipated.*

Light Manufacturing

- *Police, Fire and Emergency Services: Minor impacts.*

The redevelopment of this site for industrial use would have a minor impact upon the delivery of emergency services to the site. A larger facility and an increase in the number of workers will increase the demand for police, fire and rescue services. Depending upon the type of manufacturing operation, it is likely that the current public services would be able to handle all emergency calls.

5.3.8 Transportation

Active Recreation

- *Traffic: Minor impacts.*

Increased traffic movements and vehicular volumes primarily along Route 2 will be most noticeable during scheduled sporting and dance events. Although future traffic at the intersection of Route 2 and US Route 302 may be increased as a result of construction of a gas service station/convenience store in the vicinity, the traffic volume generated by the active recreation alternative would most likely occur during off-peak hours and not pose any roadway capacity problems.

Public Safety Services

- *Traffic: No impacts are anticipated.*

The construction of a police/fire station will not produce appreciable traffic volumes that would effect the level of service of Route 2.

Light Manufacturing

- *Traffic: Minor impacts.*

This reuse alternative will produce minor traffic impacts upon the existing roadway network. An additional 56 vehicle trips, primarily during the A.M. and P.M. peak hours, are projected based on the construction of an additional 50,000 sf of industrial space. This should not cause any major disruption to the level of service on adjacent roadways, including Routes 2 and 302, even when added to the proposed gas service station/convenience store in the vicinity.

5.3.9 Air Quality

Active Recreation

- *Air Quality: No impact.*

Under this alternative, an active indoor recreation program would be provided within the existing facilities. Outdoor recreational opportunities would be limited to playground activities. It is anticipated that there would be on average about 130 visitors per week. The only air emissions added by this alternative would be vehicle exhaust emissions from people visiting the facility. At the stated usage level, the vehicle emissions would be insignificant. Therefore, there are no significant direct, indirect, or cumulative air quality impacts associated with this alternative.

Public Safety Services

- *Air Quality: No impact.*

Under this alternative, the existing facilities would be used to house police, fire and emergency service personnel and equipment. Operations would be 24-hours a day. It is anticipated that an estimated 4-5 large vehicles, such as an ambulance and fire trucks, would be housed at the facility. The existing outdoor parking area can accommodate approximately 64 vehicles, which is more than adequate for parking of police cruisers and employees' personal vehicles.

The only direct air emissions associated with the operation of the facility will likely be from residential type heating furnace(s). The air emissions associated with the heating furnace(s) will be minor and will not require an air quality operating permit(s). The only indirect air emissions added by this alternative would be vehicle exhaust emissions from the emergency vehicles and employee vehicles. At the stated usage level, the vehicle emissions would be insignificant. Therefore, there are no significant direct, indirect, or cumulative air quality impacts associated with this alternative.

Light Manufacturing

- *Air Quality: No impact.*

Under this alternative, the existing facilities would be expanded for light manufacturing consisting of assembly type operations. The existing site facilities could be expanded an additional 50,000 gsf for a

total of approximately 69,000 gsf based on total lot coverage (33%) permitted in the industrial zone. Assuming this alternative includes 69,000 gsf of light manufacturing use, the facility could support approximately 130 employees. Assuming parking of one space per 1.2 employees, a total of 108 parking spaces would be required, or an increase of 44 spaces compared to existing conditions.

No significant air emissions are expected to be associated with the assembly operations. The only direct air emissions associated with the operation of the facility will likely be from residential type heating furnaces. The air emissions associated with the heating furnaces will be minor and not require air quality operating permits. There will be vehicle exhaust emissions from employee automobiles. At the projected levels stated above, the vehicle emissions would be insignificant. Therefore, there are no significant direct, indirect, or cumulative air quality impacts associated with this alternative.

5.3.10 Noise

Active Recreation

- *Noise: Minor impact.*

This alternative may result in a slight increase in noise levels resulting from scheduled outdoor competitive basketball games, and other playground activities, however it would be negligible.

Public Safety Services

- *Noise: Minor impacts resulting from emergency calls.*

The reuse of this site by the police or other local public safety units would generate occasional noise impacts from vehicles sounding sirens during emergency responses. This may cause some intermittent concerns for the adjacent residence.

Light Manufacturing

- *Noise: Potential, but insignificant increase in noise levels depending upon type of use.*

The conversion of the site to a light manufacturing operation will produce changes to current noise levels given the present low activity. An increase in the dB levels is likely from increased vehicular traffic by workers, deliveries and shipping operations and by possible vibrations caused by the manufacturing operation.

5.3.11 Hazardous and Toxic Materials

Active Recreation

- *Public Health and Safety: No impact.*
- *Hazardous Waste: No impact.*

There would be no generation, use or storage of large quantities of hazardous wastes from this reuse. The two underground storage tanks containing No. 2 Fuel Oil will need to be taken out of service in accordance with local, state, and federal regulations if the reuse of the facility will not be using them. Otherwise, the tanks will require proper maintenance in accordance with local, state, and federal regulations. In the State of Vermont, USTs that store heating oil and is consumed on-site for heating, domestic hot water, and humidification are exempt from corrosion, spill and overfill requirements.

Public Safety Services

- *Public Health and Safety: No impact.*
- *Hazardous Waste: No impact.*

There would be no generation, use or storage of large quantities of hazardous wastes from this reuse. The two underground storage tanks containing No. 2 Fuel Oil will need to be taken out of service in accordance with local, state, and federal regulations if the reuse of the facility will not be using them. Otherwise, the tanks will require proper maintenance in accordance with local, state, and federal regulations. In the State of Vermont, USTs that store heating oil and is consumed on-site for heating, domestic hot water, and humidification are exempt from corrosion, spill and overfill requirements.

Light Manufacturing

- *Public Health and Safety: No impact.*
- *Hazardous Waste: No impact.*

Most light manufacturing processes are classified as small quantity generators (SQGs) under the Resource Conservation Recovery Act (RCRA). A SQG produces between 100 kg (½ of a 55 gallon drum) and 1000 kg (five 55 gallon drums) per calendar month. SQGs must comply with requirements in the RCRA federal regulations. They are required to properly label their hazardous waste and use the manifest system to ensure that waste is sent to an EPA- or state-approved facility. RCRA compliance would ensure that impacts are avoided.

The two underground storage tanks containing No. 2 Fuel Oil will need to be taken out of service in accordance with local, state, and federal regulations if the reuse of the facility will not be using them. Otherwise, the tanks will require proper maintenance in accordance with local, state, and federal regulations. In the state of Vermont, USTs that store heating oil and is consumed on-site for heating, domestic hot water, and humidification are exempt from corrosion, spill and overfill requirements.

5.3.12 Biological Resources

Active Recreation

- *Vegetation: Potential impacts.*

Although much of the area within the existing developed portion of the site is covered by lawn, six, mature Eastern cottonwood trees occur along the rear, southwestern margin of the site. Installation of paved basketball or tennis courts in these areas would likely result in the partial or complete removal of these trees.

- *Wetlands: Minor to no impact.*

Wetlands on the site are limited to the margin of the Winooski River, with no wetlands identified within the existing developed portion of the site. Therefore, the construction of outdoor recreational facilities on the developed portion of the site would not result in any direct impacts to wetland resources on the site. However, if outdoor paved basketball or tennis courts are constructed, erosion of loose sediments within

the construction zone could potentially impact riparian wetlands on the site via sedimentation. Implementation of appropriate mitigation measures (e.g., haybale barriers, silt fencing) would alleviate potential sedimentation impacts to wetlands on the site.

- *Wildlife: Minor impacts.*

Given that much of the existing developed portion of the site is lawn-covered and that it is entirely confined by a chainlink fence, the wildlife habitat value of the developed portion of the site is low. Installation of paved basketball or tennis courts would result in minimal impacts to local wildlife. However, removal of some or all of the large Eastern cottonwood trees along the rear margin of the site would likely affect some common avian species which may forage or nest in this arboreal habitat.

- *Protected Species: No impacts to known individuals or populations of federal or state protected species.*

No federal or state protected plant or animal species (threatened or endangered) are known to occur on or adjacent to the USARC (Appendix D).

Public Safety Services

- *Vegetation: No impact.*
- *Wetlands: No impact.*

As no additional development is proposed under this alternative, no wetland or other vegetation impacts would occur.

- *Wildlife: No impact.*
- *Protected Species: No impacts to known individuals or populations of federal or state protected species.*

Since no additional development will occur as part of this alternative, no impacts to wildlife will occur. No federal or state protected plant or animal species (threatened or endangered) are known to occur on or adjacent to the USARC (Appendix D).

Light Manufacturing

- *Vegetation: Potentially significant impacts.*
- *Wetlands: Potential minor impacts.*

This reuse alternative would result in new building and parking lot construction on the existing developed portion of the site, and increase the total impervious area to approximately 2.4 acres. The construction activities would necessitate removal of six, mature Eastern cottonwood trees located along the rear, southwestern margin of the site. The only wetlands on the site occur along the margin of the Winooski River. Therefore, if new construction is limited to the existing developed portion of the site, it would not result in any direct impacts to wetland resources on the site. However, erosion of loose sediments from the construction zone could potentially impact riparian wetlands on the site via sedimentation. The increased volume of stormwater runoff would not be expected to impact riparian wetlands on the site provided that runoff is directed to on-site catch basins (with sediment traps) or a detention facility. Any new construction on the site would be required to follow "Best Management Practices" in order to mitigate adverse impacts to the wetlands. Appropriate mitigation measures to minimize impacts to wetlands would include installation of haybale barriers and silt fencing to contain loose sediment within the work area.

- *Wildlife: Potential impacts.*

Since much of the existing developed portion of the site is lawn-covered and it is entirely confined by a chainlink fence, the wildlife habitat value of the developed portion of the site is low. However, removal of some or all of the large trees along the rear margin of the site as part of the build-out scenario under this alternative would likely affect some common avian species which may forage or nest in this arboreal habitat.

- *Protected Species: No impacts to known individuals or populations of federal or state protected species.*

No federal or state protected plant or animal species (threatened or endangered) are known to occur on or adjacent to the USARC (Appendix D).

5.3.13 Visual Environment

Active Recreation

- *Visual: No impact.*

The proposed active recreational activities would take place within the existing buildings, with the exception of the construction of basketball courts on existing paved areas.

Public Safety Services

- *Visual Resources: No impact.*

Since no alterations to the buildings are planned, no visual impacts are anticipated.

Light Manufacturing Use

- *Visual resources: Minor impacts.*

This alternative will have a minor impact upon the visual attributes of the project site. The introduction of new industrial buildings and other changes in traffic patterns and accessory uses may cause impacts to the visual environment. Typical one-story industrial buildings are generally more concerned with function and utility as opposed to design characteristics. However, the views of the site from Route 2 and adjacent properties could be enhanced through the use of appropriate landscape treatments.

5.3.14 Cultural Resources

Active Recreation

- *Archaeological resources: No impact.*
- *Architectural resources: No impact.*

The potential reuse of the buildings and grounds for active recreation is not expected to result in any changes or modifications to the existing conditions. Regardless of potential nomination of these structures to the State and National Registers of Historic Places, no alterations to the property would be envisioned at this time that could have a deleterious effect on eligible structures.

Public Safety Services

- *Archaeological resources: No impact.*
- *Architectural resources: No impact.*

No changes to the site, or structures, are anticipated under this alternative.

Light Manufacturing Use

- *Archaeological resources: No archaeological resources will be impacted by this project.*
- *Architectural resources: Any changes to the site may have a significant impact to the architectural integrity of the buildings.*

The proposed reuse of the property may have a significant impact upon cultural resources. The existing structures meet certain historic design criteria and other eligibility factors that warrant potential nomination to the State and National Register of Historic Places. Pending the outcome of this determination, a future use may be restricted to a retrofit of the existing structures.

5.3.15 Environmental Justice

Active Recreation

- *Environmental Justice: No adverse impacts to affected populations.*

This alternative will not cause a disproportionate impact on low-income, or minority populations. The introduction of additional recreational facilities to the community will have a beneficial impact on all populations in the area.

Public Safety Services

- *Environmental Justice: No adverse impacts.*

This alternative will not cause a disproportionate impact on low-income, or minority populations. The introduction of additional public safety facilities to the community will have a beneficial impact on all populations in the area.

Light Manufacturing Use

- *Environmental Justice: No adverse impacts.*

This alternative will not disproportionately impact low-income or minority populations since the proposed reuse would meet certain performance and zoning standards. This use could possibly create additional job opportunities for local residents.

5.3.16 Resource Protection and Conservation

Reuse would have beneficial environmental and socioeconomic effects on-site from conversion of an existing inactive reserve center to active recreational or public safety services uses. Conversion to light manufacturing use could have a beneficial effect on socioeconomic resources, but potentially a minimal impact on environmental resources. Potential on-site impacts resulting from implementation of the light manufacturing alternative would be associated with construction of new buildings and parking areas, which have the potential to adversely affect soils, vegetation, floodplains and wetlands, unless preventive measures are implemented. General measures that future owners could take to minimize impacts include: sound discretion in site planning and infrastructure development; adherence to deed restrictions; enforcement of zoning and building regulations; and compliance with applicable federal, state and local permit requirements.

6.0 FINDINGS AND CONCLUSIONS

The proposed action to dispose and reuse the Conti-Tracy USARC, Montpelier, Vermont has been reviewed in accordance with the NEPA as implemented by the regulations of the CEQ and AR 200-2. Baseline environmental and socioeconomic conditions for the project area have been described and the environmental consequences of implementing the proposed action have been evaluated. The evaluation indicates that socioeconomic and environmental resources would not be significantly affected by the proposed action.

There is no mitigation required of the disposal action because the impacts are not significant.

The disposal action would result in no change in air quality, and projected emissions from vehicles accessing the site for any of the reuse alternatives would not be significant. Effects on socioeconomic resources from the disposal action would be insignificant; environmental justice populations would not be disproportionately adversely affected by the disposal of the facility.

Transfer of this inactive reserve center for either active recreation or public safety services would have a beneficial effect on land use, quality of life, and public health and safety of the community, and would not adversely affect on-site resources. Reuse of the site for light manufacturing could have beneficial impacts on socioeconomic resources, but adverse impacts on soils, stormwater management, water quality from construction-related soil erosion, floodplains, transportation, air quality, and wetlands. These indirect and cumulative impacts would be less than significant.

Potential impacts to water quality due to soil erosion from the proposed new construction and site improvements needed for the light manufacturing alternative could be temporary, and mitigated with the implementation of erosion and sediment control practices during ground disturbance and grading, with disturbed areas compacted and seeded. Future reuse could have minimal effects on floodplains, and wetlands; these would be mitigated through careful siting and design of facilities to avoid these resources, by obtaining appropriate floodplain, water quality and wetland permits; and by implementing reuse in accordance with provisions of the transfer documents.

None of the effects resulting from implementation of the proposed action would be of significant consequence to the environment. Therefore, an Environmental Impact Statement (EIS) is not required, and a FNSI will be published in accordance with AR 200-2.

7.0 AGENCIES AND PERSONS CONSULTED

Bates, Karen. Assistant Wetlands Coordinator, State of Vermont Agency of Natural Resources, Department of Environmental Conservation, Water Quality Division. Personal communication with J. A. Walsh (ENSR) October 20, 1997 and November 10, 1997.

Gale, Majorie. Vermont Geological Survey. Personal communication with J. A. Walsh (ENSR) October 20, 1997.

Gelinas, Joyce. 94th Regional Support Command. Personal Communication with M. Healey, ENSR. February 4, 1998.

Hightsma, Susan. Permit Specialist, Department of Environmental Conservation Regional Office (Barre District). Personal communication with J. A. Walsh (ENSR) November 10, 1997.

Hunt, Elizabeth. State of Vermont Agency of Natural Resources, Department of Environmental Conservation, Water Supply Division. Personal communication with J. A. Walsh (ENSR) November 3, 1997.

Jones, Michael. Building Inspector, City of Montpelier. Personal communication with M. Healey (ENSR). November 6, 1997.

Jones, Michael. City of Montpelier Assessors Office. Personal communication with J. A. Walsh (ENSR) November 10, 1997.

King, Carol. Vermont Agency of Natural Resources, Wastewater Management Division. Personal Communication with M. Healey, ENSR. November 6, 1997.

Lamb, Derwood. Public Works Superintendent, Montpelier Public Works. Personal communication with M. Healey, (ENSR) November 5, 1997.

Mcardle, Jerome J. Water Resources Assistant Planner, State of Vermont Agency of Natural Resources, Department of Environmental Conservation, Water Quality Division. Personal communication with J. A. Walsh (ENSR) October 20, 1997.

Seifert, George. Zoning and Planning Admin. Department of Planning and Development, City of Montpelier, Vermont. December, 1997.

Sivret, Ellen S. United States Department of Agriculture, Natural Resources Conservation Service. Personal communication with J. A. Walsh (ENSR) November 7, 1997 and correspondence dated November 8, 1997 and December 4, 1997.

St. John, Raymond. Regional Facility Manager - VT, United States Army Reserve. Personal communication with M. Healey, (ENSR) November 6, 1997.

St. John, Raymond. Regional Facility Manager - VT, United States Army Reserve. Personal communication with M. Healey, (ENSR) November 5, 1997.

Syz, Stephen. Chief of Water Resource Planning, Water Quality Division, Department of Environmental Conservation. Personal communication with J. A. Walsh (ENSR) November 12, 1997.

Vandenberg, Alida. Vermont Agency of Natural Resources, Wastewater Management Division. Personal Communication with M. Healey, ENSR. March 11, 1998.

Wernecke, Donald. Vermont Agency of Natural Resources, Wastewater Management Division. Personal Communication with M. Healey, ENSR. March 12, 1998.

8.0 DISTRIBUTION LIST

Honorable Howard Dean
Governor
State of Vermont
109 State Street
Montpelier, Vermont 05602

Senator James M. Jeffords
58 State Street
Montpelier, Vermont 05602

Senator Patrick J. Leahy
340 Federal Bldg.
P.O. Box 933
Montpelier, Vermont 05602

Environmental Board
National Life Records Center Bldg.
Administrative Offices
National Life Drive
Montpelier, Vermont 05602

Ms. Ellen Sivret
Natural Resources Conservation Service
RR 4, Box 2292
Comstock Road
Berlin, Vermont 05602-8927

Water Resources Board
Administration Office
National Life Records Center Bldg.
National Life Drive
Montpelier, Vermont 05602

Vermont Agency of Natural Resources
Center Building
103 South Main Street
Waterbury, Vermont 05671-0301

Vermont Dept. of Fish & Wildlife
103 South Main Street, 10 South
Waterbury, Vermont 05671-0501

Vermont Nongame & Natural Heritage
Program
103 South Main Street
Waterbury, Vermont 05671-0501

Vermont Dept. of Forests Parks & Rec.
Administration Division
8, 9, and 10 South
103 South Main Street
Waterbury, Vermont 05671-0605

Vermont Dept. of Environ. Conserv.
Commissioner's Office
One South
103 South Street
Waterbury, Vermont 05671-0401

Vermont Dept. of Environ. Conserv.
Waste Management Division
West Office Bldg.
103 South Main Street
Waterbury, Vermont 05671-0404

Vermont Dept. of Environ. Consverv.
Vermont Geological Survey
Center Building
103 South Main Street
Waterbury, Vermont 05671-0301

Vermont Dept. of Environ. Conserv.
Water Quality Division
10 North
103 South Main Street
Waterbury, Vermont 05671-0408

Vermont Agency of Transportation
133 State Street
Montpelier, Vermont 05633

Vermont Agency Dept. of Economic Dev.
National Life Building
Drawer 20
Montpelier, Vermont 05602-0501

City of Montpelier
Assessor's Office
City Hall
Montpelier, Vermont 05602

City of Montpelier
Building Inspector
City Hall
Montpelier, Vermont 05602

City of Montpelier
Public Works
City Hall
Montpelier, Vermont 05602

City of Montpelier
City Manager
City Hall
Montpelier, Vermont 05602

City of Montpelier
Planning & Economic Development
City Hall
Montpelier, Vermont 05602

Representative Bernard Sanders
One Church Street
Burlington, Vermont 05401

Mr. Ray St. John
Regional Facility Manager
Courcel Brothers USARC
16 North Street Extension
Rutland, Vermont 05701

Mr. Eric Gilbertson, Director
Vermont Division for Historic Preserv.
135 State Street, Drawer 33
Montpelier, Vermont 05633-1201

Mr. Gary Puryear
HQ 94th RSC
ATTN: AFRC-AMA-EN-E
50 Sherman Avenue
Devens, Massachusetts 01433-4000

Mr. Mike Bartlett, Supervisor
U.S. Fish & Wildlife Service
New England Field Offices
22 Bridge Street, Unit #1
Concord, New Hampshire 03301-4986

Ms. Elizabeth Congram-Higgins
U.S. Environmental Protection Agency
Region 1 - JFK Building
Boston, Massachusetts 02203-2211

Mr. John Harms
ESC/JA
35 Hamilton Street
Hanscom Air Force Base, Massachusetts 01731-
2010

HQ USARC
1401 Deshler Street, SW
ATTN: AFRC-ENV (Mr. Carl Divinyi)
Ft. McPherson, Georgia 30330-2000

Office of the Chief of Army Reserves
Engineer Office
ATTN: DAAR-EN (Col. Jim Dunkelberger)
1815 North Fort Meyer Drive, Rm 210
Arlington, Virginia 22209-1808

Kellogg-Hubbard Library
135 Main Street
Montpelier, VT 05602-2909

9.0 REFERENCES

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Doll, Charles G. (state Geologist) 1961. Centennial Geologic Map of Vermont. Compiled and edited by the state Geologist.

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Vermont Department of Fish and Wildlife, 1997. City of Montpelier Significant Habitat Map (April 3, 1997). Nongame and Natural Heritage Program.

10.0 LIST OF PREPARERS

This EA was prepared under the direction of the U.S. Army Reserve (USAR) Command, 94th RSC. The following is a list of persons who participated in the preparation of this document.

U.S. Army Corps of Engineers

Susan E. Holtham	B.S., Biology	Project Management
Marcus Paiva	M.A. Historical Archaeology	Cultural Resources

ENSR Consulting and Engineering

Project Management

William Tambo	Ph.D., Chemical Engineering	Principal-in-Charge
Elizabeth Powers	M.U.P, Urban Planning	Project Manager

Technical Staff

Jeffrey O'Connell	M.S., Urban & Regional Plng.	Community Resources
Andrew Walsh	M.S., Geology	Earth, Water, and Biological Resources
Melissa Healey	B.S., Chemical Engineering	Infrastructure
Kara Beauschesne	B.S. Civil Engineering	Hazardous Waste
Brian Stormwind	M.S., Atmospheric Science	Air Quality
Russell Gaulin	B.S., Natural Resource Conservation, M.A., Aquaculture M.A., Geography	GIS, Resource Mapping

APPENDIX A

PUBLIC NOTICE

Public Notice

US Army Corps
of Engineers
New England District
424 Trapelo Road
Waltham, MA 02254-9149

Date: DECEMBER 23, 1997
Comment Period Closes: JANUARY 23, 1998
File No: N/A
In Reply Refer To: EVALUATION BRANCH

TRANSFER OF CONTI-TRACY U.S. ARMY RESERVE CENTER
94TH REGIONAL SUPPORT COMMAND
MONTPELIER, VERMONT

Interested parties are hereby notified that the U.S. Army Reserve, 94th Regional Support Command (RSC) plans to excess property at the Conti-Tracy U.S. Army Reserve Center in Montpelier, Vermont. In compliance with the National Defense Authorization Act for fiscal year 1997, the property will be transferred to the city of Montpelier.

Project Description

The Conti-Tracy U.S. Army Reserve Center is located on the westerly side of U.S. Route 2, about 700 feet southeast of the intersection with Route 302 in Montpelier, Vermont. The center is located on 4.3 acres in a residential/industrial area adjacent to the Winooski River. The center consists of two buildings, a paved parking area, and open grassy areas.

The main building is a single story brick building with a floor area of 11,663 square feet. It includes a small kitchen area, offices, an arms room, and supply and storage rooms. Activities in the main building include classroom training, administrative work, and supply operations. The maintenance building is a single story 2,489 square foot brick building.

The facility was previously used by the Headquarters 5th Battalion Training Support Brigade and Company C, 1/304th Regiment for classroom training. The current users are the city of Montpelier and the Vermont Wing of the Civil Air Patrol.

The location of the facility is shown in Figure 1. A more detailed map of the area is shown in Figure 2. The layout of the facility is shown in Figure 3.

Congress recognized the urgent need of the city of Montpelier to acquire the property for municipal services from the Army through the National Defense Authorization Act for fiscal year 1997. The Act states that the Secretary of the Army "may convey, without consideration, to the City of Montpelier, Vermont, all right, title, and interest of the United States in and to a parcel of real property, including improvements thereon, consisting of approximately 4.3 acres and located on Route 2 in Montpelier, Vermont, the site of the Army Reserve Center, Montpelier, Vermont."

The property is not needed to support current RSC missions, authorized future missions, or mobilization, and was identified by the Army as excess property. Therefore, the facility will be transferred to the city of Montpelier. The transfer is anticipated to occur in the summer of 1998.

Additional Information: Additional information may be obtained from Ms. Sue Holtham, New England District, U.S. Army Corps of Engineers, Evaluation Branch, 424 Trapelo Road, Waltham, Massachusetts 02254-9149, telephone number (781) 647-8536, or from Mr. Gary Puryear, Environmental Coordinator, Headquarters, 94th Regional Support Command, 50 Sherman Avenue, Devens, Massachusetts 01433-4000, telephone number (978) 796-2238.

Coordination: The proposed transfer is being coordinated with the following Federal, State, and local agencies:

U.S. Environmental Protection Agency
U.S. Fish and Wildlife Service
Natural Resources Conservation Service
Vermont Department of Environmental Conservation
Agency of Natural Resources
Department of Fish and Wildlife
Department of Forests, Parks and Recreation
Department of Environmental Conservation
Vermont State Historic Preservation Office
Officials of Montpelier

Environmental Impacts: An Environmental Assessment (EA) is being prepared for the 94th RSC by the U.S. Army Corps of Engineers, New England District and will be available for public review upon request. A preliminary determination has been made that an Environmental Impact Statement for the proposed action to excess the Conti-Tracy U.S. Army Reserve Center is not required under the provisions of the National Environmental Policy Act of 1969. This determination will be reviewed in light of facts submitted in response to this notice and other coordination efforts. The proposed transfer will be reviewed in accordance with the laws and regulations as listed in Attachment 1.

Endangered Species: Coordination with the U.S. Fish and Wildlife Service, and the Vermont Natural Heritage and Endangered Species Program is taking place to determine whether there are any endangered or threatened species in the proposed project area.

Cultural Resources: The proposed work is being coordinated with the Vermont State Historic Preservation Officer (VTSHPO) in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended.

Alternatives: An alternative to the proposed transfer is a No Action Alternative. This alternative is not viable as the transfer of the facility to the city of Montpelier has been legislatively authorized by Congress. The EA will evaluate potential reuse alternatives based on expressions of interest by the city of Montpelier, local zoning requirements, and site suitability and constraints.

Any person who has an interest which may be affected by the proposed work may request a public hearing. The request must be submitted in writing to me within 30 days of the date of this notice and must clearly set forth the interest which may be affected and the manner in which the interest may be affected by the proposed activities.

Please bring this notice to the attention of anyone you know to be interested in this action. Comments are invited from all interested parties and should be directed to me at 424 Trapelo Road, Waltham, Massachusetts 02254-9149, ATTN: Environmental Resources Section, within 30 days of this notice.

Michael W. Pratt
Lieutenant Colonel, Corps of Engineers
District Engineer

ATTACHMENT 1

PERTINENT LAWS, REGULATIONS, AND GUIDELINES

The proposed activities are to be reviewed in accordance with the following laws and executive orders as applicable:

Federal Statutes

Preservation of Historic and Archaeological Data Act of 1974, as amended, 16 U.S.C. 469 et seq.

Clean Air Act, as amended, 42 U.S.C. 7401 et seq.

Clean Water Act of 1977 (Federal Water Pollution Control Act Amendments of 1972) 33 U.S.C. 1251 et seq.

Endangered Species Act of 1973, as amended, 16 U.S.C. 1531 et seq.

Farmland Protection Policy Act of 1908 and 1995, 7 U.S.C. 4201 et seq.

Fish and Wildlife Coordination Act, as amended, 16 U.S.C. 661 et seq.

National Historic Preservation Act of 1966, as amended, 16 U.S.C. 470 et seq.

National Environmental Policy Act of 1969, as amended, 42 U.S.C. 4321 et seq.

Watershed Protection and Flood Prevention Act, as amended, 16 U.S.C. 1001 et seq.

Wild and Scenic Rivers Act, as amended, 16 U.S.C. 1271 et seq.

Executive Orders

Executive Order 11988, Floodplain Management, 24 May 1977 amended by Executive Order 12148, 20 July 1979.

Executive Order 11990, Protection of Wetlands, 24 May 1977.

Executive Order 12898, Federal Actions to Address Environmental Justice in Minority and Low-Income Populations,11 February 1994.

Executive Order 13045, Protection of Children from Environmental Health Risks and Safety Risks, 21 April 1997.

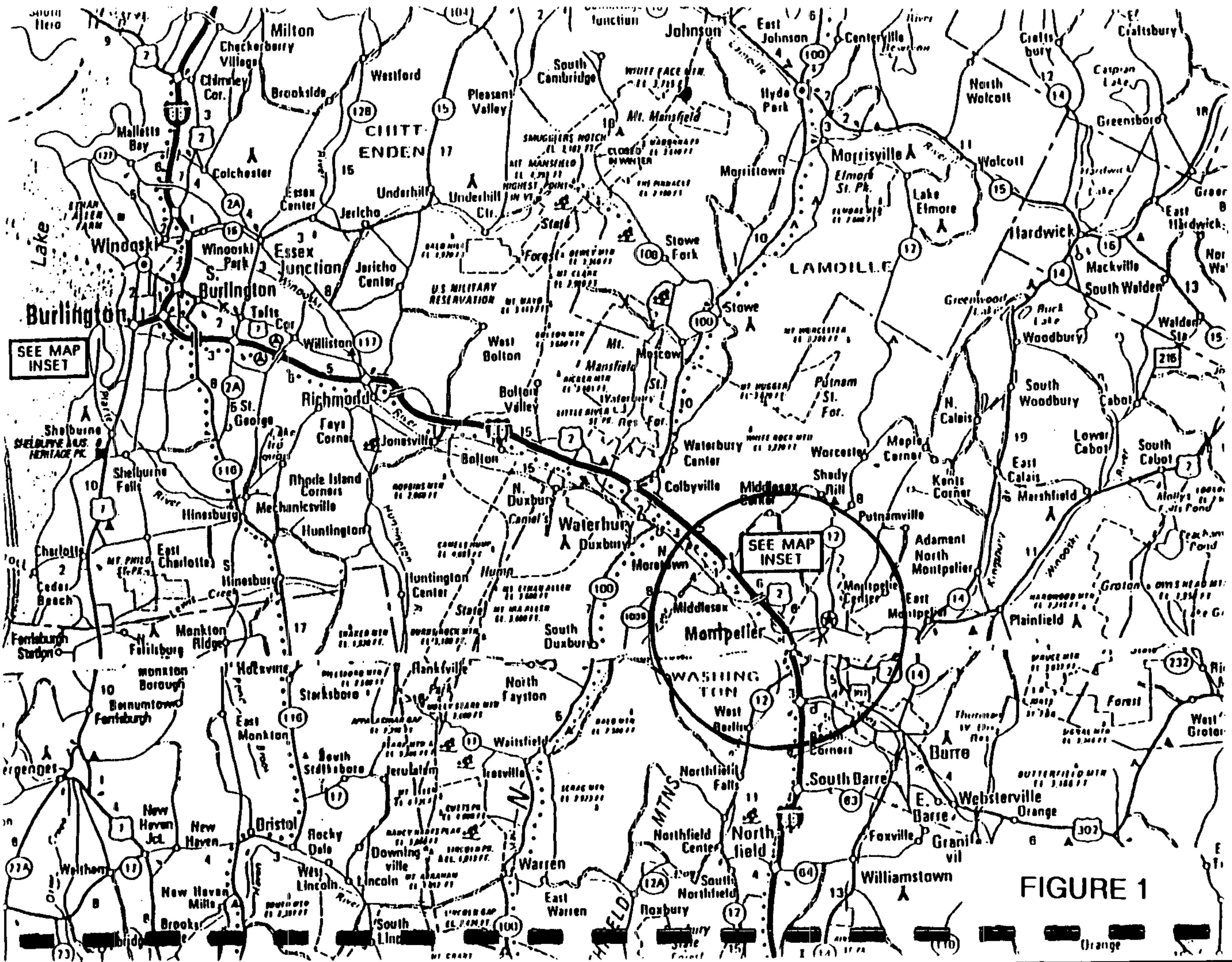

Milton
Checkerberry Village
Chimney Cor.
Brookside
Westford
Pleasant Valley
South Cambridge
Johnson
East Johnson
Centerville
Craftsbury
East Craftsbury
Hyde Park
North Wolcott
Caspian Lake
Mt. Mansfield
Malletts Bay
CHITTENDEN
Morrisville
Wolcott
Greensboro
Colchester
Morristown
Elmore St. Pk.
Lake Elmore
Essex Center
Underhill
Underhill Ctr.
Jericho
Winooski
Winooski Park
Essex Junction
Stowe Fork
Hardwick
East Hardwick
Lake
S. Burlington
Jericho Center
LAMOILLE
Mackville
South Walden
Burlington
Tafts Cor
U.S. MILITARY RESERVATION
Stowe
Greenwood Lake
Buck Lake
Woodbury
Walden Sta
SEE MAP INSET
Williston
West Bolton
Mt. Mansfield
Moscow
Putnam St. For.
South Woodbury
Richmond
Bolton Valley
St. George
N. Calais
Cabot
Shelburne
Fays Corner
Jonesville
Bolton
Waterbury Center
Worcester
Maple Corner
Lower Cabot
South Cabot
Shelburne Falls
Rhode Island Corners
Mechanicsville
N. Duxbury
Colbyville
Middlesex Center
Shady Rill
Kents Corner
East Calais
Marshfield
Hinesburg
Huntington
Waterbury
Duxbury
Putnamville
Adamant
North Montpelier
Charlotte
East Charlotte
S. Hinesburg
N. Moretown
SEE MAP INSET
Cedar Beach
Huntington Center
Middlesex
Montpelier
Montpelier Center
East Montpelier
Plainfield
Monkton Ridge
South Duxbury
Groton
Ferrisburgh Station
N. Ferrisburg
WASHINGTON
Monkton Borough
Hollow
Starksboro
Hanksville
North Fayston
Forest
Bennumtown
Ferrisburgh
East Monkton
West Berlin
Berlin Corners
Barre
West Groton
South Starksboro
Jerusalem
Waitsfield
Irasville
Northfield Falls
South Barre
Websterville
New Haven Jct.
New Haven
Bristol
Rocky Dale
E. Barre
Orange
Waltham
West Lincoln
Lincoln
Downingville
Warren
Northfield Center
North field
Foxville
Graniteville
Williamstown
New Haven Mills
East Warren
South Northfield
Roxbury
South Lincoln
Orange

FIGURE 1

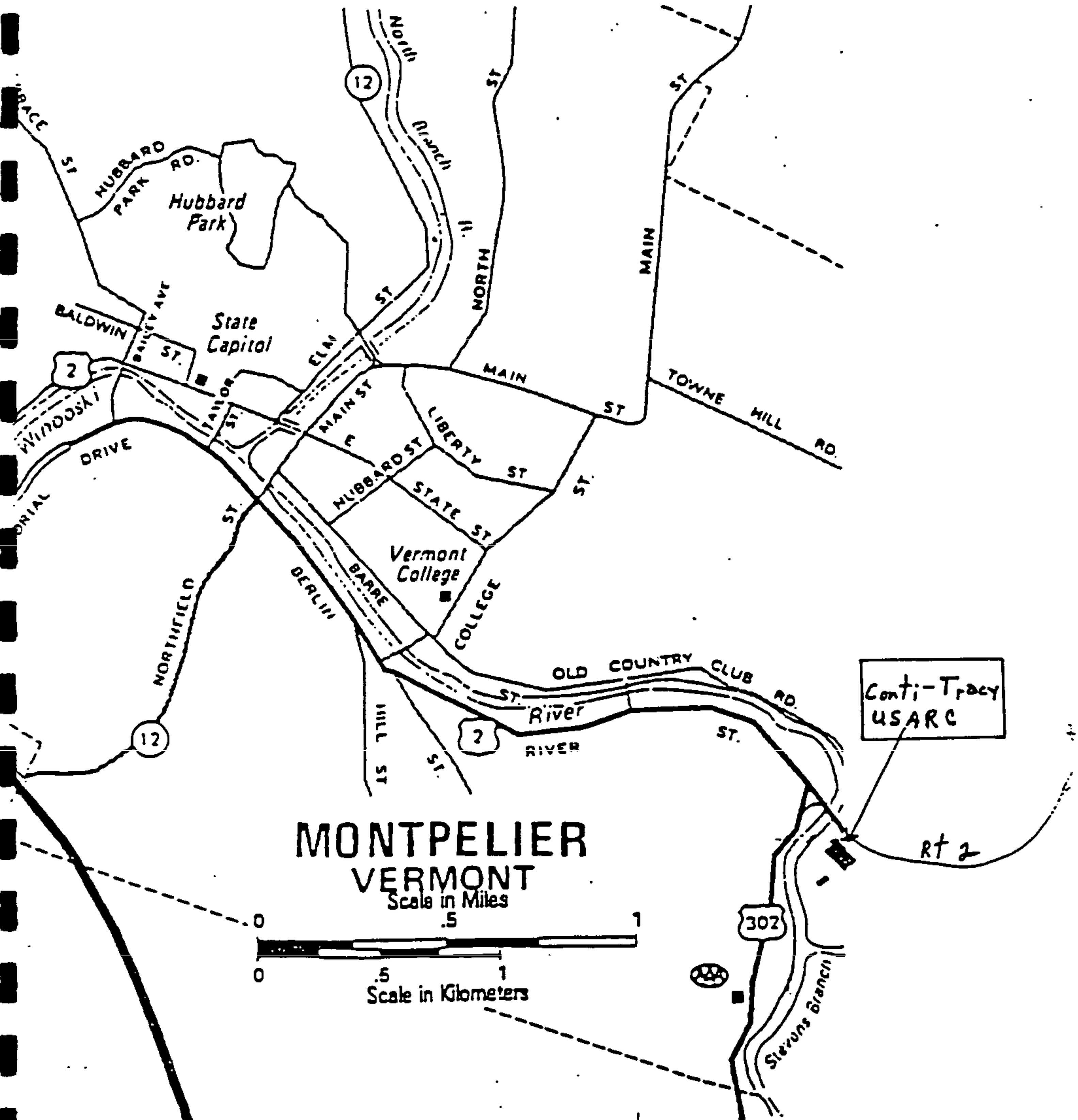
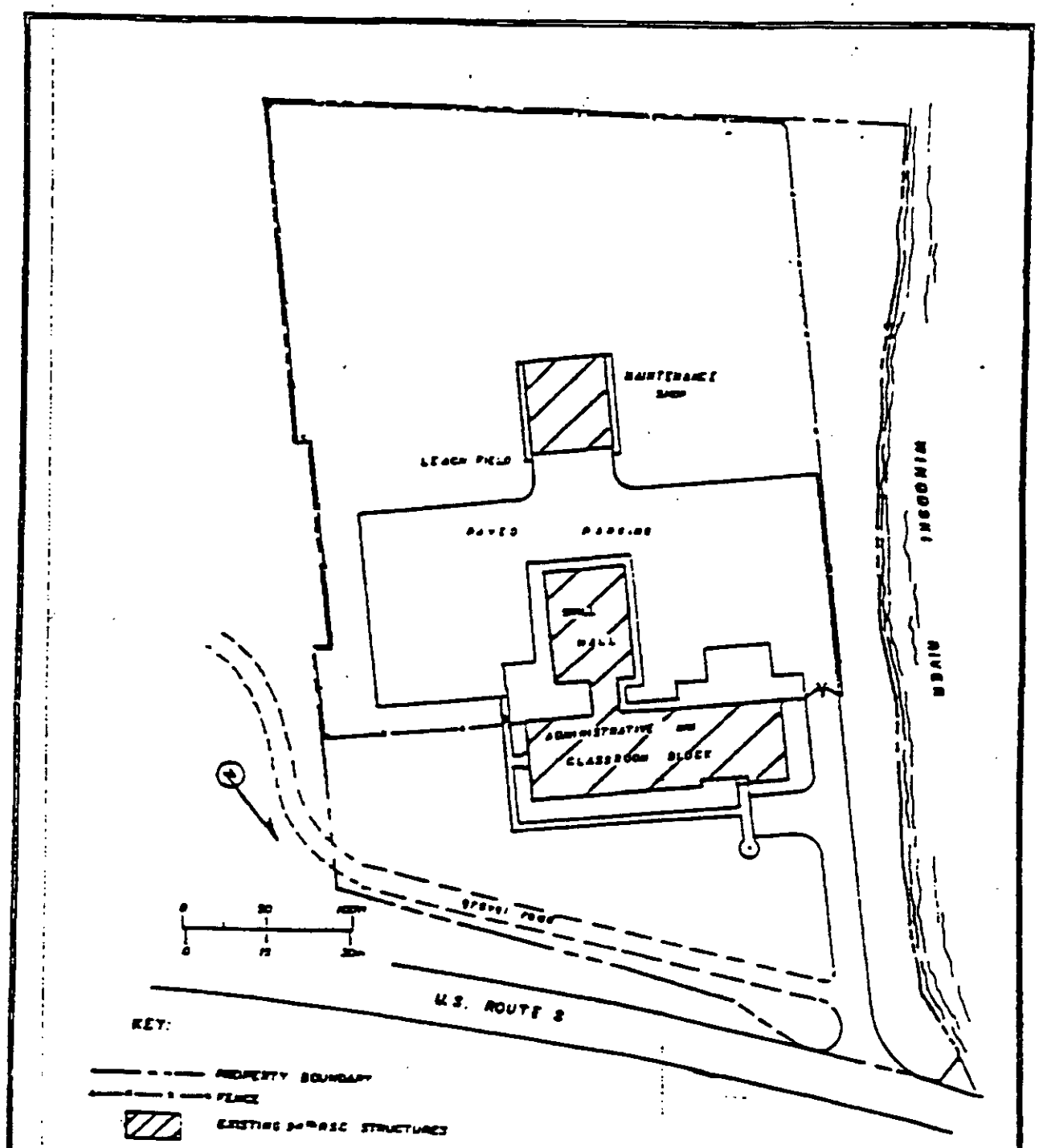

MONTPELIER
VERMONT
Scale in Miles
0
.5
1
0
.5
1
Scale in Kilometers
Hubbard Park
State Capitol
Vermont College
Conti-Tracy USARC
Rt 2
HUBBARD PARK RD.
BALDWIN ST.
BAILEY AVE
TAYLOR ST.
ELM ST
MAIN ST
NORTH ST
MAIN ST
TOWNE HILL RD.
LIBERTY ST
HUBBARD ST
STATE ST
E
COLLEGE ST.
BARRE
BERLIN
NORTHFIELD ST.
OLD COUNTRY CLUB RD.
RIVER ST.
HILL ST
Winooski
DRIVE
River
North Branch
Stevens Branch
12
2
302

FIGURE 2

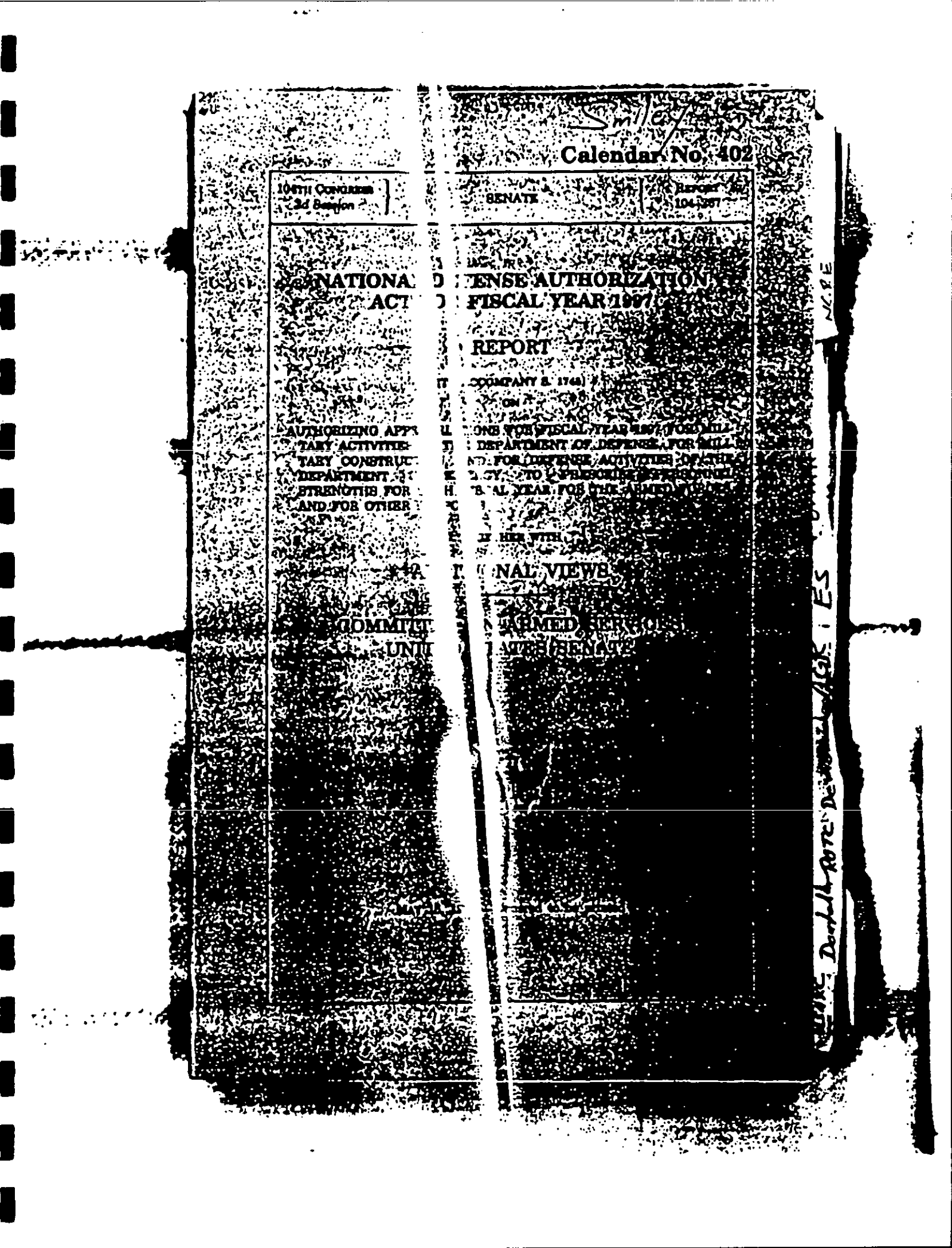


Conti-Tracy USARC (VT004)

FIGURE 3

APPENDIX B

LEGISLATION



Calendar No. 402

104TH CONGRESS
2d Session

SENATE

Report
104-267

NATIONAL DEFENSE AUTHORIZATION ACT FOR FISCAL YEAR 1997

REPORT

ON

AUTHORIZING APPROPRIATIONS FOR FISCAL YEAR 1997 FOR MILITARY ACTIVITIES OF THE DEPARTMENT OF DEFENSE, FOR MILITARY CONSTRUCTION, AND FOR DEFENSE ACTIVITIES OF THE DEPARTMENT OF ENERGY, TO PRESCRIBE PERSONNEL STRENGTHS FOR FISCAL YEAR FOR THE ARMED FORCES, AND FOR OTHER PURPOSES

TOGETHER WITH

ADDITIONAL VIEWS

COMMITTEE ON ARMED SERVICES

UNITED STATES SENATE

priate to protect the interests of the United States.

SEC. 2824. LAND CONVEYANCE, ARMY RESERVE CENTER, ANDERSON, SOUTH CAROLINA.

(a) CONVEYANCE AUTHORIZED.—The Secretary of the Army may convey, without consideration, to the County of Anderson, South Carolina (in this section referred to as the "County"), all right, title, and interest of the United States in and to a parcel of real property, including improvements thereon, that is located at 805 East Whitner Street in Anderson, South Carolina, and contains an Army Reserve Center.

(b) CONDITION OF CONVEYANCE.—The conveyance authorized under subsection (a) shall be subject to the condition that the County retain the conveyed property for the use and benefit of the Anderson County Department of Education.

(c) DESCRIPTION OF PROPERTY.—The exact acreage and legal description of the real property to be conveyed under subsection (a) shall be determined by a survey satisfactory to the Secretary. The cost of the survey shall be borne by the County.

(d) ADDITIONAL TERMS AND CONDITIONS.—The Secretary may require such additional terms and conditions in connection with the conveyance under subsection (a) as the Secretary considers appropriate to protect the interests of the United States.

SEC. 2825. LAND CONVEYANCE, ARMY RESERVE CENTER, MONTPELIER, VERMONT.

(a) CONVEYANCE AUTHORIZED.—The Secretary of the Army may convey, without consideration, to the City of Montpelier, Vermont (in this section referred to as the "City"), all right, title, and interest of the United States in and to a parcel of real property, including improvements thereon, consisting of approximately 4.3 acres and located on Route 2 in Montpelier, Vermont, the site of the Army Reserve Center, Montpelier, Vermont.

(b) CONDITION.—The conveyance authorized under subsection (a) shall be subject to the condition that the City agree to lease to the Civil Air Patrol, at no rental charge to the Civil Air Patrol, the portion of the real property and improvements located on the parcel to be conveyed that the Civil Air Patrol leases from the Secretary as of the date of the enactment of this Act.

(c) DESCRIPTION OF PROPERTY.—The exact acreage and legal description of the real property to be conveyed under subsection (a) shall be determined by a survey satisfactory to the Secretary. The cost of the survey shall be borne by the City.

(d) ADDITIONAL TERMS AND CONDITIONS.—The Secretary may require such additional terms and conditions in connection with the conveyance under this section as the Secretary considers appropriate to protect the interests of the United States.

SEC. 2826. LAND CONVEYANCE, CRAFTS BROTHERS RESERVE TRAINING CENTER, MANCHESTER, NEW HAMPSHIRE.

(a) CONVEYANCE AUTHORIZED.—The Secretary of the Army may convey, without consideration, to Saint Anselm College, Manchester, New Hampshire, all right, title, and interest of the United States in and to a parcel of real property, including improvements thereon, consisting of approximately 3.5 acres and located on Rockland Ave-

nue in Manchester, New Hampshire, the site of the Crafts Brothers Reserve Training Center.

(b) REQUIREMENT RELATING TO CONVEYANCE.—The Secretary may not make the conveyance authorized by subsection (a) until the Army Reserve units currently housed at the Crafts Brothers Reserve Training Center are relocated to the Joint Service Reserve Center to be constructed at the Manchester Airport, New Hampshire.

(c) REQUIREMENT FOR FEDERAL SCREENING OF PROPERTY.—The Secretary may not carry out the conveyance of property authorized by subsection (a) unless the Secretary determines that no department or agency of the Federal Government will accept the transfer of the property.

(d) DESCRIPTION OF PROPERTY.—The exact acreage and legal description of the real property to be conveyed under subsection (a) shall be determined by a survey satisfactory to the Secretary.

(e) ADDITIONAL TERMS AND CONDITIONS.—The Secretary may require such additional terms and conditions in connection with the conveyance under this section as the Secretary considers appropriate to protect the interests of the United States.

APPENDIX C

EXECUTED LICENSE BETWEEN CITY OF MONTEPLIER, VERMONT AND DEPARTMENT OF THE ARMY UNITED STATES ARMY RESERVE CENTER CONTI-TRACY MONTPELIER, VERMONT

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, NEW YORK
26 FEDERAL PLAZA
NEW YORK, NEW YORK 10278

DEC 1 - 1997

Real Estate Division
Management and Disposal Branch

SUBJECT: License No. DACA51-3-98-026 to the City of Montpelier at the Conti-Tracy United States Army Reserve Center, Montpelier, Vermont

Mr. William J. Fraser
City Manager
City Hall
39 Main Street
Montpelier, Vermont 05602

Dear Mr. Fraser:

Enclosed is an executed copy of License No. DACA51-3-98-026 to the City of Montpelier for use and occupancy of 4.3 acres of land and all improvements thereon at the Conti-Tracy, U.S. Army Reserve Center, Montpelier, Vermont. The term of the License is for two (2) years commencing November 20, 1997 and ending November 19, 1999.

If you require any additional information regarding this instrument, please call Mrs. Carolyn Fabula of my staff at 212-264-2181.

Sincerly,

Jay B. Hecht
Chief, Real Estate Division

Encl
as

Commander, U.S. Army Reserve Command, ATTN: AFRC-ENP-E, Mr. Joe Wilson, Real Property Officer, 3800 North Camp Creek, Parkway S.W., Atlanta, GA. 30331-5099
Commander, Hq., 94th Regional Support Command, Deputy Chief of Staff for Engineering, ATTN: AFRC-CMA-EN, Mrs. Maria DiFedele, Real Property Officer, 695 Sherman Avenue Ft. Devens, Ma. 01433-4000

No. DACA51-3-98-026

DEPARTMENT OF THE ARMY LICENSE
UNITED STATES ARMY RESVE CENTER
CONTI-TRACY
MONTPELIER, VERMONT

THE SECRETARY OF THE ARMY, hereinafter referred to as the Secretary, under the General Administrative powers of Secretary of Army hereby grants to the City of Montpelier hereinafter referred to as the Grantee a License for use of approximately 4.3 Acres of land and all improvements, over, across, in and upon lands of the United States, as identified in Exhibit "A", attached hereto and made a part hereof, hereinafter referred to as the premises.

THIS LICENSE is granted subject to the following conditions.

1. TERM

This License is granted for a term commencing two (2) years November 20, 1997 and ending Novembe 19, 1999 **or until the property is transferred or disposed of whichever date is sooner, but revocable at will by the Secretary.**

2. NOTICES

All notices to be given pursuant to this License shall be addressed, if to the Grantee, to the City Manager, City Hall, 39 Main Street, Montpelier, Vermont 05602; and if to the United States, to the District Engineer, Attention: Chief, Real Estate Division , Department of the Army, New York District, Corps of Engineers, 26 Federal Plaza, New York, New York 10278-0090 or as may from time to time otherwise be directed by the parties. Notice shall be deemed to have been duly given if and when enclosed in a properly sealed envelope addressed as aforesaid, and deposited, postage prepaid, in a post office regularly maintained by the United States Postal Service.

3. AUTHORIZED REPRESENTATIVES

Except as otherwise specifically provided, any reference herein to "Secretary", "District Engineer", "Installation Commander", or "said officer" shall include their duly authorized representatives. Any reference to "Grantee" shall include any duly authorized representatives.

4. SUPERVISION BY THE INSTALLATION COMMANDER

The use and occupation of the premises shall be subject to the general supervision and approval of the Commander, 94th Regional Support Command, hereinafter referred to as said officer, and to such rules and regulations as may be prescribed from time to time by said officer.

5. APPLICABLE LAWS AND REGULATIONS

The Grantee shall comply with all applicable Federal, State, County and municipal laws, ordinances and regulations wherein the premises are located.

6. CONDITIONAL USE BY GRANTEE

The exercise of the privileges herein granted shall be:

a. without cost or expense to the United States.

b. subject to the right of the United States to improve, use or maintain the premises.

c. subject to other outgrants of the United States on the premises.

d. personal to the Grantee, and this License, or any interest therein, may not be transferred or assigned.

e. Access and allocation of space will be provided by the Facility Manager.

f. That the Grantee shall not construct or alter any permanent structures on the said demised premises, and shall not construct any temporary structure or advertising sign thereon without the prior consent of the said officer.

7. CONDITION OF PREMISES

The Grantee acknowledges that it has inspected the premises, knows its condition, and understands that the same is granted without any representations or warranties whatsoever and without any obligation on the part of the Government to make any alterations, repairs or additions.

8. UTILITIES AND SERVICES

The government shall be under no obligation to furnish utilities or services to

the Grantee without cost. Grantee shall pay the cost, as determined by the supplier of any utilities and other services furnished by the supplier. The Grantee shall pay the total cost of the operation and maintenance, including janitorial services, upkeep of building and grounds of the Government-owned facility for which such utilities or services are produced or supplied as required.

9. PROTECTION OF PROPERTY

The Grantee shall keep the premises in good order and in a clean, safe condition by and at the expense of the Grantee. The Grantee shall be responsible for any damage that may be caused to the property of the United States by the activities of the Grantee under this License, and shall exercise due diligence in the protection of all property located on the premises against fire or damage from any and all other causes. Any property of the United States damaged or destroyed by the Grantee incident to the exercise of the privileges herein granted shall be promptly repaired or replaced by the Grantee to a condition satisfactory to said officer, or at the election of said officer, reimbursement made therefor by the Grantee in an amount necessary to restore or replace the property to a condition satisfactory to said officer.

10. INDEMNITY

The United States shall not be responsible for damages to property or injuries to persons which may arise from or be incident to the exercise of the privileges herein granted, or for damages to the property of the Grantee or for damages to the property or injuries to the person of the Grantee's officers, agents, or employees or others who may be on the premises at their invitation or the invitation of any one of them, and the Grantee shall hold the United States harmless from any and all such claims not including damages due to the fault or negligence of the United States or its contractors.

11. RESTORATION

On or before the expiration date of this License or its termination by the Grantee, the Grantee shall vacate the premises, remove the property of the Grantee, and restore the premises to a condition satisfactory to said officer. If, however, this License is revoked, the Grantee shall vacate the premises, remove said property and restore the premises to the aforesaid condition within such time as the District Engineer may designate. In either event, if the Grantee shall fail or neglect to remove said property and restore the premises, then, at the option of said officer, the property shall either become the property of the United States without compensation therefore, or said officer may cause the property to be removed and no claim for damages against the United States or its officers or

agents shall be created by or made on account of such removal and restoration work. The Grantee shall also pay the United States on demand any sum which may be expended by the United States after the expiration, revocation, or termination of this license in restoring the premises.

12. NON-DISCRIMINATION

The Grantee shall not discriminate against any person or persons or exclude them from participation in the Grantee's operations, programs or activities because of race, color, religion, sex, age, handicap, or national origin in the conduct of operations on the premises. The Grantee will comply with the Americans with Disabilities Act and attendant Americans with Disabilities Act Accessibility Guidelines (ADAAG) published by the Architectural and Transportation Barriers Compliance Board.

13. TERMINATION

This License may be terminated by the Grantee at any time by giving the District Engineer at least ten (10) days notice in writing.

14. ENVIRONMENTAL PROTECTION

Within the limits of their respective legal powers, the parties to this License shall protect the premises against pollution of its air, ground and water. The Grantee shall comply with any laws, regulations, conditions, or instructions affecting the activity hereby authorized if and when issued by the Environmental Protection Agency, or any Federal, State, interstate or local governmental agency having jurisdiction to abate or prevent pollution. The disposal of any toxic or hazardous materials within the premises is specifically prohibited. Such regulations, conditions, or instructions in any Federal, State, interstate or local governmental agency are hereby made a condition of this License. The Grantee shall not discharge waste or effluent from the premises in such a manner that the discharge will contaminate streams or other bodies of water or otherwise become a public nuisance.

b. The Grantee will use all reasonable means available to protect the environment and natural resources, and where damage nonetheless occurs from the Grantee's activities, the Grantee shall be liable to restore the damaged resources.

c. The Grantee must obtain approval in writing from said officer before any pesticides or herbicides are applied to the premises.

15. HISTORIC PRESERVATION

The Grantee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archaeological, architectural or other cultural artifacts, relics, remains or objects of antiquity. In the event such items are discovered on the premises, the licensee shall immediately notify said officer and protect the site and the material from further disturbance until said officer gives clearance to proceed.

16. DISCLAIMER

This License is effective insofar as the rights of the United States in the premises are concerned; and the Grantee shall obtain any permit or License which may be required by Federal, State, or local statute in connection with the use of the premises. It is understood that the granting of this License does not preclude the necessity of obtaining a Department of the Army permit for activities which involve the discharge of dredge or fill material or the placement of fixed structures in the waters of the United States, pursuant to the provisions of Section 10 of the Rivers and Harbors Act of 3 March 1899 (33 USC 403), and Section 404 of the Clean Waters Act (33 USC 1344).

17. INSURANCE

a. At the commencement of this license, the Grantee shall obtain, from a reputable insurance company, or companies, liability insurance. The insurance shall provide an amount not less than that which is prudent, reasonable and consistent with sound business practices or a minimum combined single limit $3,000,000.00, whichever is greater, for any number of persons or claims arising from any one incident with respect to bodily injuries or death resulting therefrom, property damage, or both, suffered or alleged to have been suffered by any person or person resulting from the operations of Grantee under the terms of this license. The amount of the insurance contained in the aforementioned policy or policies shall not be construed to be a limitation of the liability of the Licensee. The Grantee shall require its insurance company to furnish to the District Engineer a copy of the policy or policies, or if acceptable to the District Engineer, certificates of insurance evidencing the purchase of such insurance. The minimum amount of liability insurance coverage is subject to revision by the District Engineer every two years or upon renewal or modification of this license. In the event the Grantee is self-insured a letter certifying such, will suffice in lieu of Certificate or Certificates of insurance

b. The insurance policy or policies shall be of comprehensive form of

contract and shall specifically provide protection appropriate for the types of facilities, services and activities involved. The Grantee shall require that the insurance company give the District Engineer thirty (30) days written notice of any cancellation or change in such insurance. The District Engineer may require closure of any or all of the premises during any period for which the Licensee does not have the required insurance coverage.

c. As to those structures and improvements on the premises constructed by or owned by the United States, for such periods as the Grantee is in possession of the premises pursuant to the terms and conditions of this License, the Licensee shall procure and maintain at the Licensee's cost a standard fire and extended coverage insurance policy or policies on the licensed premises to the full insurable value thereof. The Grantee shall procure such insurance from a reputable company or companies. The insurance policy shall provide that in the event of loss thereunder, the proceeds of the policy or policies, at the election of the United States, shall be payable to the Grantee to be used solely for the repair, restoration or replacement of the property damaged or destroyed, and any balance of the proceeds not required for such repair, restoration or replacement shall be paid to the United States. If the United States does not elect by notice in writing to the insurer within sixty (60) days after the damage or destruction occurs to have the proceeds paid to the Grantee for the purposes hereinabove set forth, then such proceeds shall be paid to the United States, provided however, that the insurer, after payment of any proceeds to the Grantee in accordance the provision of the policy or policies, shall have no obligation or liability with respect to the use or disposition of the proceeds by the Licensee. Nothing herein contained shall be construed as an obligation upon the United States to repair, restore or replace the licensed premises or any part thereof. A letter certifying that the Grantee is self-insured will be accepted in lieu of Certificate or Certificates of Insurance.

18. LIMITATION AND RESTRICTIONS

(1) That the Grantee shall CO-sign and adhere to the Spill Prevention, Control and Countermeasure Plan (SPCCP), for the Conti-Tracy USAR Center, Montpelier, Vermont.

(2) That the Grantee shall assume responsibility for releases of Hazardous Substances on the occupied property and shall pay for the remediation, spill cleanup and disposal of spill debris and of all hazardous waste generated by the Grantee.

(3) That the Grantee shall identify and provide the Reserve environmental Office and 94th Reserve Command, an annual inventory (immediately and annually thereafter by the second week in January) of all oil and Hazardous Material in storage and in use. Inventory shall include: date of update, name of material , annual usage, maximum quantity stored and amount on hand. In addition, the Grantee shall inspect hazardous waste accumulation areas weekly, as required in the SPCCP. The Grantee shall allow the EMD to inspect Hazardous Materials and Hazardous Waste Accumulation Areas.

(4) That the Grantee shall properly characterize waste streams to identify hazardous constituents and non-hazardous waste. To accomplish this characterization, laboratory analysis may be required to sufficiently identify all hazardous constituents in accordance with Federal Regulation 40 CFR 262.11 and 40 CFR 261.20 through 261.33 as well as applicable State regulations. The waste characterization information must then be used to complete the EPA form 8700-22 (Uniform Hazardous Waste Manifest) associated land disposal certifications, and other forms required facility selected by the Grantee.

(5) That the Grantee shall properly containerize, label, handle, store, and dispose of (or fund disposal by support agencies) all hazardous waste in accordance with State and Federal Regulation, reference 40 CFR 262.3 and 49 CFR 171 thru 177, Hazardous waste must be stored in an approved hazardous waste accumulation area.

19. The Preliminary Assessment Screening is attached as Exhibit "B" and the Record of Environmental Consideration attached as Exhibit "C" qualifies for Categorical Exclusion No. 21.

THIS LICENSE is not subject to Title 10, United States Code, Section 2662, as amended.

IN WITNESS WHEREOF, I have hereunto set my hand by authority of the Secretary of the Army, this 20th day of November 1997.

JAY B. HECHT
Chief, Real Estate Division

THIS LICENSE is also executed by the Grantee this 14th day of November 1997.

BY: _____
(Signature)

William J. Fraser, City Manager
Print or Type Name

NAME: City of Montpelier

CERTIFICATE OF AUTHORITY

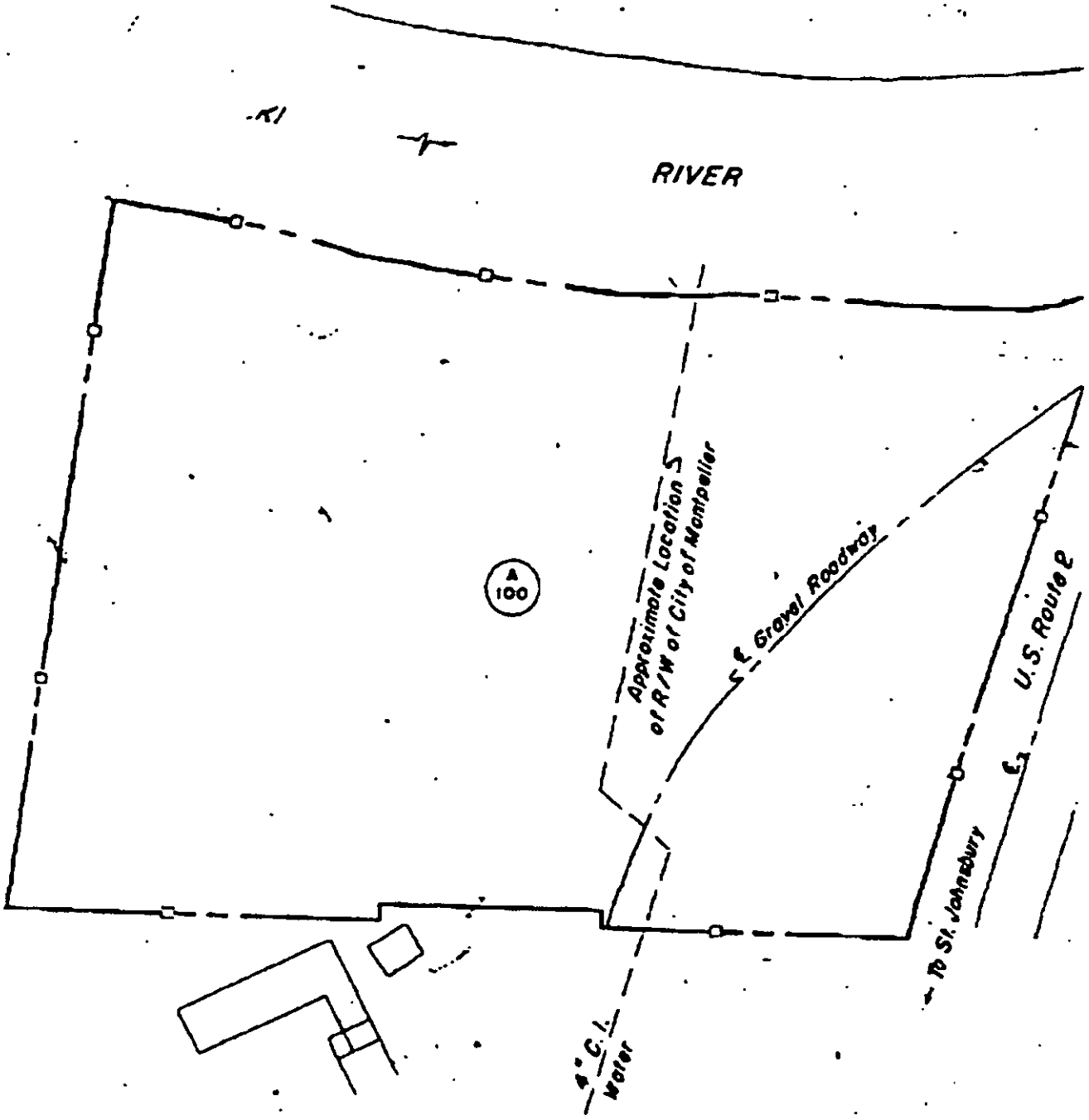
I, WILLIAM FRASER, certify that I am the City Manager of the City of Montpelier, Vermont the corporation described in and which executed the foregoing instrument with the United States of America; that the said corporation is organized under the laws of the State of Vermont; that the corporate seal affixed to said instrument is the seal of said corporation; that William Fraser who executed said instrument as City Manager of said corporation was then City Manager of said corporation and has been duly authorized to execute said instrument in behalf of said corporation; that I know the signature of said William Fraser; and that the signature affixed to such instrument is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said corporation, this 24th day of November, 1997.

Signature: _____

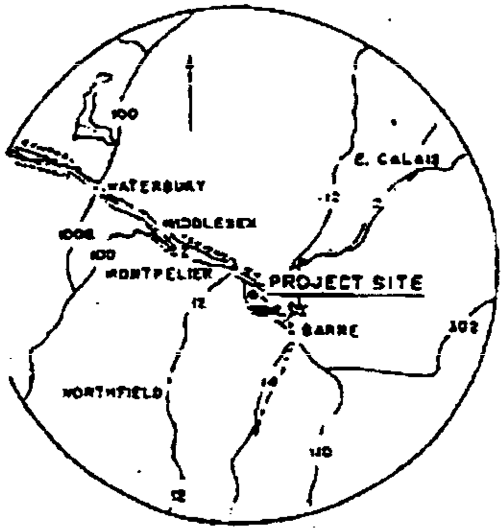
William Fraser
Print or Type Name

Title: City Manager



NOTE:

EXHIBIT "A"



SCALE IN MILES

5 0 5 10

VICINITY MAP

TOTAL ACRES ACQUIRED 4.30

ACRES FEE 4.30

ACRES TRANSFERRED

ACRES LEASED

ACRES LESSER INTERESTS

DISPOSAL

TOTAL ACRES DISPOSED OF

ACRES SOLD

ACRES TRANSFERRED

ACRES LEASES TERMINATED

ACRES LESS. INT'S. TERMINATED

ACRES REASSIGNED

ACRES TO

LEGEND

EXCEPT FOR THE SPECIAL SYMBOLS SHOWN BELOW, MAP ARE STANDARD IN ARMY MAP SERVICE TECHNICAL NO. 13.

RESERVATION LINE

RESERVATION LINE Actual Survey

TRACT BOUNDARY LINE

TRACT NUMBER

AVIGATION EASEMENT

CONTOUR LINE

DISPOSAL

ACQUISITION AUTHORIZATION

RE-D 6548 dated 26 April 1956.

DEPARTMENT OF THE ARMY
OFFICE OF THE DIVISION ENGINEER
NEW ENGLAND DIVISION

DRAWN BY J.E.T.
TRACED BY
CHECKED BY

SUBMITTED BY:
Joseph A. Cobler
Chief, Cadastral

RECOMMENDED BY:
A. C. Stewart Jr.
CHIEF, REAL ESTATE DIVISION

REAL ESTATE
ARMY RESERVE TRAINING CENTER
MONTPELIER
MILITARY RESERVATION

APPROVED BY:
J R Hampson
LT. COLONEL, C.E. for DIVISION ENGINEER

DATE MAY 195

OFFICE, CHIEF OF ENGINEERS, WASHINGTON 25, D. C.

SCALE IN FEET
80 0 80

AUDITED

Drawing ... NED-79-13...

REAL PROPERTY OFFICE

PRELIMINARY ASSESSMENT SCREENING

24 February 1996

LOCATION and DESCRIPTION: The Conti-Tracy USARC in Montpelier, Vermont contains 11,663 square feet, is of permanent construction and is principally occupied by the reserves.

USER: The reserves use Conti-Tracy USARC in Montpelier, Vermont

PROPOSED USE: Is to be used for administrative, shared classroom, assembly hall, and office space.

PAST USE: Reserve Center.

KNOWN HAZARDOUS SUBSTANCE STORAGE RELEASE OR DISPOSAL: N/A

INSTALLATION ASSESSMENT PROGRAMS: N/A

AERIAL PHOTOS: Not addressed/photos unavailable.

VISUAL SITE INSPECTIONS: None

STATEMENT OF FINDINGS: This activity has an insignificant environmental impact on the Conti-Tracy USARC. The operation is administrative, assembly hall, shared classroom, and office space. This permit should be approved, and the City of Montpelier Vermont or the Vermont Army National Guard should be included in any ongoing environmental programs.

Prepared by

DIANA BEAN
Real Property Office

Reviewed by

JOSEPH PIERCE
Environmental Management Officer

RECORD OF ENVIRONMENTAL CONSIDERATION (32 CFR 650-651)	RCS: APZD-AG-2

TITLE: Permit for use of Conti-Tracy USARC, Montpelier, VT

DESCRIPTION OF THE PROPOSED ACTION: Permit for use of Conti-Tracy USARC, Montpelier, VT, by the City of Montpelier ~~Vermont Air National Guard~~.

(use additional pages as necessary)

ANTICIPATED DATE AND DURATION OF PROPOSED ACTION: ASAP

It has been determined that the action (choose one)

( ) Is adequately covered in the existing

EA EIA EIS

Entitled:

Dated:

SDH (✓) Qualifies for Categorical Exclusion(s)# 21

( ) Is exempt from NEPA requirements under the provisions of (cite legal statute).

Office/Activity Responsible for the Proposed Action: Real Property Office

Approving Official:

NAME: Diana J. Bean TITLE: Realty Specialist

DATE: 27 Feb 96 SIGNATURE:

CONCURRENCE:

DATE: 3/12/96 SIGNATURE:
Installation Environmental Officer

APPENDIX D

AGENCY CORRESPONDENCE

DEPARTMENT OF THE ARMY
NEW ENGLAND DIVISION, CORPS OF ENGINEERS
424 TRAPELO ROAD
WALTHAM, MASSACHUSETTS 02254-9149

REPLY TO
ATTENTION OF

December 24, 1997

Engineering/Planning Division
Evaluation Branch

Mr. Eric Gilbertson, Director
Vermont Division for Historic Preservation
135 State Street, Drawer 33
Montpelier, Vermont 05633-1201

Dear Mr. Gilbertson:

The U.S. Army Corps of Engineers, New England District (NED), is preparing an Environmental Assessment (EA) for the disposal and transfer of the Conti-Tracy U.S. Army Reserve Center in Montpelier for the 94th Regional Support Command (RSC). Congress included a proposal to convey the facility to the city of Montpelier in the 1997 National Defense Authorization Act. Specific recommendations for historic and archaeological concerns at this property are discussed below. To partially address these concerns, we have recently completed an intensive level archaeological survey (supplementary) of the center. Enclosed for your information and review is a copy of the Completion Memorandum for the study prepared by our contractor, the Public Archaeology Laboratory, Inc. We would like your comments on the following undertaking.

As Federal property is being excessed to a non-Federal entity, all known historic and archaeological resources must be identified, and, if applicable, their preservation incorporated into the transfer document. NED has completed and forwarded to your office final copies of the historic and archaeological inventory surveys of Army reserve facilities throughout New England under the 94th RSC, in which the Conti-Tracy facility is included. Specific recommendations were made in these surveys with regard to the Conti-Tracy center for architectural resources and for archaeological resources. An initial request for comments on the draft versions of the above survey reports was made in December 1995; however, we never received a response. Consequently, the final reports were sent as indicated by correspondence dated October 1, 1997. We have since received a response from your office, dated November 24, 1997, that these final reports were received. Copies of this documentation and the survey recommendations are enclosed for your information.

Results of the initial archaeological inventory survey recommended further investigation of the northwest portion of the facility, which had previously been assigned a moderate to high prehistoric archaeological sensitivity. This area, along the Winooski River floodplain, was scrutinized for a clarification of potential prehistoric living surfaces located in buried A-horizon soil bands below the alluvium. Therefore, the most current survey was an intensive (supplementary) survey as a follow-up to the original study. Copies of the Scope of Work were sent to your office for review and approval in September 1997; however, we never received a reply. No prehistoric cultural deposits were located within the newly tested areas of the Conti-Tracy center. Several

historic period artifacts were identified which indicate that the alluvial deposits date from the historic or modern period. Soil samples from test pits and trenches are currently being processed for botanical remains which may clarify the temporal associations of the deposits. However, as a representative sample of the buried soil bands was tested and no cultural deposits identified, it is unlikely that this floodplain portion of the reserve property contains potentially significant archaeological resources. No further archaeological investigations for the Conti-Tracy reserve center are recommended.

Results of the historic inventory survey for the 94th RSC indicate that the Conti-Tracy U.S. Army Reserve Center is one of 23 New England centers designed according to a standardized plan by Reisner & Urbahn/Urbahn, Brayton & Burrows, Architects, as part of a nationwide Cold War U.S. Army Reserve Center construction program. This reserve facility is typical of this design program with low massing, brick walls, minimal detailing, and standardized, expansible construction. This center is significant as region-wide evidence of Cold War-era military expansion between circa 1950 and 1964. The facility also survives in its original condition and has been relatively unmodified as of June 1995.

The Conti-Tracy U.S. Army Reserve Center retains integrity of its historic fabric, and has been evaluated as potentially eligible for listing on the National Register of Historic Places under criteria A (association with significant events of our history), and C (embodiment of distinctive characteristics of a type, period, or method of construction) of the National Register criteria, and also meets U.S. Army Historic Property Evaluation Category III (minor importance, but which may contribute to the significance of other properties). Due to its integrity and resultant eligibility for listing on the National Register, it is recommended that this facility be considered for listing on the Register, or incorporated as part of a preservation plan which would ensure that procedures of review and mitigation of potential impacts of any alteration of the site or its structures are provided. A copy of these recommendations from the 94th RSC historic inventory report is enclosed.

Since the property is to be transferred to a non-Federal entity, a proper preservation plan should be developed for the city of Montpelier in the acquisition of this property. Consequently, we are providing for your review and approval the enclosed standard preservation covenant for the conveyance of property that contains historic buildings or structures. This covenant will be included within the applicable real estate document which transfers the property. We will request that your office hold the preservation covenant as binding upon the impending transfer of the Conti-Tracy U.S. Army Reserve Center.

Therefore, based upon the negative findings of the supplementary intensive archaeological survey and the acceptance and incorporation of the preservation covenant with the real estate deed of transfer, we feel that the proposed disposal of the Conti-Tracy U.S. Army Reserve Center

will have no adverse effect upon any structure or site of historic, architectural, or archaeological significance as defined by the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR 800. We would appreciate your concurrence with this determination.

If you have any questions, please contact Mr. Marcos Paiva, New England District Archaeologist, at (781) 647-8796.

Sincerely,

Richard D. Reardon, P.E.
Chief, Engineering/Planning Division

Enclosures

Copy Furnished: w/enclosures

Mr. Gary Puryear, Environmental Coordinator
94th Regional Support Command
50 Sherman Avenue
Devens, Massachusetts 01433-4000

PRESERVATION COVENANT FOR THE CONVEYANCE OF THE NATIONAL REGISTER ELIGIBLE U.S. ARMY 94TH REGIONAL SUPPORT COMMAND (RSC) CONTI-TRACY RESERVE CENTER, MONTPELIER, VERMONT

1. In consideration of the conveyance of certain real property hereinafter referred to as the Conti-Tracy Reserve Center, located in Washington County, Vermont, which is more fully described in as:

> Beginning at a point on the southwesterly side of Route Number 2 at the southeasterly side of the Winooski River; thence running by the southwesterly side of Route Number 2, in a southeasterly direction 387 feet, more or less, to a corner; thence running through land of owner South 57 degrees 00' West 170 feet, more or less, to a corner, North 33 degrees 00' West 10.00 feet, South 57 degrees 00' West 125.00 feet, South 33 degrees 00' East 10.00 feet, South 57 degrees 00' West 202.00 feet and North 26 degrees 00' 30" West 400 feet, more or less, to the southeasterly side of Winooski River; thence northeasterly by the southeasterly side of Winooski River 568 feet, more or less to the point of beginning.
>
> Containing 4.3 acres, more or less.

The city of Montpelier hereby covenants on behalf of itself, its heirs, successors, and assigns at all times to the Vermont Division for Historic Preservation to preserve and maintain the Conti-Tracy Reserve Center in accordance with the recommended approaches in the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service 1992) in order to preserve and enhance those qualities that make the Conti-Tracy Reserve Center eligible for inclusion in the National Register of Historic Places. If the city of Montpelier desires to deviate from these maintenance standards, the city of Montpelier will notify and consult with the Vermont Division for Historic Preservation in accordance with paragraphs 2, 3, and 4 of this covenant.

2. The city of Montpelier will notify the Vermont Division for Historic Preservation in writing prior to undertaking any construction, alteration, remodeling, demolition, or other modification to structures or setting that would affect the integrity or appearance of the Conti-Tracy Reserve Center. Such notice shall describe in reasonable detail the proposed undertaking and its expected effect on the integrity or appearance of the Conti-Tracy Reserve Center.

3. Within thirty (30) calendar days of the Vermont Division for Historic Preservation's receipt of notification provided by the city of Montpelier pursuant to paragraph 2 of this covenant, the Division will respond to the city of Montpelier in writing as follows:

(a) That the city of Montpelier may proceed with the proposed undertaking without further consultation; or

(b) That the city of Montpelier must initiate and complete consultation with the Vermont Division for Historic Preservation before it can proceed with the proposed undertaking.

If the Vermont Division for Historic Preservation fails to respond to the city of Montpelier's written notice, as described in paragraph 2, within thirty (30) calendar days of the Division's receipt of the same, then the city of Montpelier may proceed with the undertaking without further consultation with the Vermont Division for Historic Preservation.

4. If the response provided to the city of Montpelier by the Vermont Division of Historic Preservation pursuant to paragraph 3 of this covenant requires consultation with the Division, then both parties will so consult in good faith to arrive at mutually agreeable and appropriate measures that the city of Montpelier will implement to mitigate any adverse effects associated with the proposed undertaking. If the parties are unable to arrive at such mutually agreeable mitigation measures, then the city of Montpelier shall, at a minimum, undertake recordation for the concerned property, in accordance with the Secretary of Interior's standards for recordation and any applicable state standards for recordation, or in accordance with such other standards to which the parties may mutually agree, prior to proceeding with the proposed undertaking. Pursuant to this covenant, any mitigation measures to which the city of Montpelier and the Division agree, or any recordation that may be required, shall be carried out solely at the expense of the city of Montpelier.

5. The Vermont Division for Historic Preservation shall be permitted at all reasonable times to inspect the Conti-Tracy Reserve Center in order to ascertain its condition and to fulfill its responsibilities hereunder.

6. In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the Vermont Division for Historic Preservation may, following reasonable notice to the city of Montpelier, institute suit to enjoin said violation or to require the restoration of the Conti-Tracy Reserve Center. The successful party shall be entitled to recover all costs or expenses incurred in connection with such a suit, including all court costs and attorneys fees.

7. In the event that the Conti-Tracy Reserve Center is substantially destroyed by fire or other casualty, or is not totally destroyed by fire or other casualty, but damage thereto is so serious that restoration would be financially impractical in the reasonable judgement of the Owner, this covenant shall terminate on the date of such destruction or casualty. Upon such termination, the Owner shall deliver a duly executed and acknowledged notice of such termination to the Vermont Division for Historic Preservation, and record a duplicate original of said notice in the Washington County Deed Records. Such notice shall be conclusive evidence in favor of every person dealing with the Conti-Tracy Reserve Center as to the facts set forth therein.

8. The city of Montpelier agrees that the Vermont Division for Historic Preservation may at its discretion, without prior notice to the city of Montpelier, convey, and assign all or part of its rights and responsibilities contained herein to a third party.

9. This covenant is binding on the city of Montpelier, its heirs, successors, and assigns in perpetuity, unless explicitly waived by the Vermont Division for Historic Preservation. Restrictions, stipulations, and covenants contained herein shall be inserted by the city of Montpelier verbatim or by express reference in any deed or other legal instrument by which it divests itself of either the fee simple title or any other lesser estate in the Conti-Tracy Reserve Center or any part thereof.

10. The failure of the Vermont Division for Historic Preservation to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time.

11. The covenant shall be a binding servitude upon the Conti-Tracy Reserve Center and shall be deemed to run with the land. Execution of this covenant shall constitute conclusive evidence that the city of Montpelier agrees to be bound by the foregoing conditions and restrictions and to perform the obligations herein set forth.

STATE OF VERMONT

AGENCY OF COMMERCE AND COMMUNITY DEVELOPMENT

Post-it® Fax Note 7671	Date 1/28/98 pages ▶ 2
To Marc Paiva	From Nancy Boone
Co./Dept.	Co.
Phone #	Phone #
Fax # 617-647-8560	Fax #

January 29, 1998

Richard D. Reardon
Chief, Engineering/Planning Division
New England Division, Corps of Engineers
Department of the Army
424 Trapelo Road
Waltham, Massachusetts 02254-9149

Re: Conti-Tracy U.S. Army Reserve Center, Montpelier, Vermont

Dear Mr. Reardon:

Thank you for your letter of December 24, 1997 and the information that the Corps provided on potential historic and archeological reources at the Conti/Tracy U.S. Army Reserve Center property in Montpelier, Vermont. The Division has reviewed the material and compliments the Corps on the high quality of the two resource studies that evaluated the property: "Historic Inventory Survey of Army Reserve Facilities Throughout New England Under the 94th Regional Support Command" by the Public Archeology Laboratory, Inc. and "Archeological Inventory Survey of Army Reserve Facilities throughout New England Under the 94th Regional Support Command" by the Public Archeology Laboratory.

The Division concurs that the Reserve Center building is "potentially eligible" for the National Register of Historic Places in the context of the Reserve's Cold War construction program, as noted in the "Historic Inventory Survey". The Division notes that the Conti/Tracy Reserve Center has been modified with the introduction of replacement window sash, and therefore is not a pristine example of the standardized design used for Reserve Centers in the 1950's and 60's. It does not appear to meet the "exceptional" thresbold required for listing properties on the National Register before they are 50 years old. The Conti/Tracy Reserve Center was built in 1958 and is 40 years old. As time passes, the Reserve Center will likely become eligible for the National Register when it becomes 50 years old, provided it retains its important historic features. It does not now appear eligible, but is "potentially eligible" in the future.

The Division concurs with the Public Archaeology Laboratory's finding that the property is unlikely to contain significant archeological resources.

Regarding the proposed undertaking on the property, the federal transfer of the property to the City of Montpelier, the Division offers the following recommendations to meet the Army Corp's responsibilities under Section 106 of the National Historic Preservation Act and the Army's counterpart regulations.

DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS

Divisions for:

- Community Development
- Housing
- Planning

Pavilion Building
109 State Street
Montpelier, VT
05609-0501

Telephone:
802-828-3211
800-622-4553
Fax:
802-828-3928

- Historic Preservation

135 State Street
Drawer 33
Montpelier, VT
05633-1201

Telephone:
802-828-3226
Fax:
802-828-3206

(Use this address, fax, and phone only for Historic Preservation)

*At the transfer of the property, the Army will inform the City of Montpelier in writing of the potential eligibility of the Conti/Tracy Reserve Center for the National Register of Historic Places when the property attains 50 years of age (in 2008).

*At the transfer of the property , the Army will inform the City in writing that future federal undertakings affecting the building (i.e. funding, permits or licenses) will trigger a reevaluation of the property to see if it is then eligible for the National Register, and if it is, that review of the undertaking will be required under Section 106 of the National Historic Preservation Act.

*At the transfer of the property, the Army will provide the City of Montpelier with a copy of the Secretary of the Interior's Standards for Rehabilitation, the guidelines for appropriate treatment of historic buildings, and encourage the City in writing to follow them in future work on the Reserve Center.

* At the transfer of the property, the Army will inform the City of Montpelier in writing that the Division for Historic Preservation may be consulted for guidance in interpreting the Secretary of the Interior's Standards.

*A copy of the letter to the City outlining the above points will be sent to the State Historic Preservation Officer.

The Division concludes that if the preceeding steps are followed, the proposed disposal of the Conti/Tracy Reserve Center will have no effect upon any structure or site of historic, architectural or archeological significance as defined by the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR 800.

Sincerely,

Eric Gilbertson
Director/Deputy State Historic Preservation Officer
Division for Historic Preservation

cc: City of Montpelier

ENSR.
Consulting • Engineering • Remediation

95 State Road
Buzzards Bay, MA 02532
(508) 888-3900
FAX (508) 888-6689
http://www.ensr.com

October 31, 1997

Mr. Michael Bartlett
Supervisor
New England Field Office
U.S. Fish and Wildlife Service
22 Bridge Street, 4th Floor
Concord, New Hampshire 03301

Re: Environmental Assessment
Conti-Tracey Reserve Center
Montpelier, Vermont

Dear Mr. Bartlett:

ENSR is preparing an Environmental Assessment (EA) for the disposal and reuse of the Department of the Army's Conti-Tracey Reserve Center in Montpelier, Vermont. As part of the reporting requirements for the EA, we are requesting information relative to listed endangered, threatened, or candidate species on or near the site pursuant to Section 7c of the Endangered Species Act of 1973, as Amended. Enclosed is a site locus map showing the exact location of the site.

Thank you for your assistance in responding to this request. Please call me if you need further information.

Sincerely,

ENSR

J. Andrew Walsh
Associate Wetland Scientist

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Field Office
22 Bridge Street, Unit #1
Concord, New Hampshire 03301-4986

RE: Disposal and Re-use of Conti-Tracey Reserve Center
Montpelier, Vermont

December 3, 1997

J. Andrew Walsh
ENSR
95 State Road
Buzzards Bay, MA 02532

Dear Mr. Walsh:

We have reviewed your request for information on endangered and threatened species and their habitats for the above referenced project. Based on the project description and location, it appears that no impacts to federally-listed species will occur. Should project plans change, or if additional information on the distribution of listed or proposed species becomes available, this determination may be reconsidered.

A list of federally-designated endangered and threatened species in Vermont is enclosed for your information. Thank you for your cooperation and please call me at 603-225-1411 if I can be of further assistance.

Sincerely yours,

Susanna L. von Oettingen

Susanna L. von Oettingen
Endangered Species Specialist
New England Field Office

Enclosure

ENSR.

Consulting • Engineering • Remediation

95 State Road
Buzzards Bay, MA 02532
(508) 888-3900
FAX (508) 888-6689
http://www.ensr.com

October 31, 1997

Everett Marshall
Non-Game and Natural Heritage
Fish and Wildlife Department
103 S. Main Street, 10 South
Waterbury, VT 05671-0501

Re: Environmental Assessment
Conti-Tracey Reserve Center
Montpelier, Vermont

Dear Mr. Marshall:

ENSR is preparing an Environmental Assessment (EA) for the disposal and reuse of the Department of the Army's Conti-Tracey Reserve Center in Montpelier, Vermont. As part of the reporting requirements for the EA, we are requesting information relative to listed endangered, threatened, or candidate species on or near the site. Based on my conversation with Mr. Eric Sorenson, the Natural Heritage Program can provide a map of the area showing significant habitats (if they exist in the area) as well as a legend to interpret the map. Enclosed is a site locus map showing the exact location of the site.

Thank you for your assistance in responding to this request. Please call me if you need further information.

Sincerely,

ENSR

J. Andrew Walsh
Associate Wetland Scientist

State of Vermont

AGENCY OF NATURAL RESOURCES

Department of Fish and Wildlife
Department of Forests, Parks and Recreation
Department of Environmental Conservation
State Geologist

DEPARTMENT OF FISH AND WILDLIFE
103 South Main Street, 10 South
Waterbury, Vermont 05671-0501

Tel.: (802) 241-3700
TDD: 1-800-253-0191

Nongame & Natural Heritage Program
November 14, 1997

J. Andrew Walsh
ENSR
95 State Road
Buzzards Bay MA 02532

Re: Environmental Assessment, Conti-Tracey Reserve Center
Montpelier VT

Dear Mr. Walsh:

I am responding to your request for our review of this site. A search of our database reveals no known occurrences of significant natural communities or rare, threatened, or endangered animals or plants at this site. For your information, our program has not made a biological evaluation of this area.

We request that the NNHP be kept current on any major changes or additions to the project design.

Please contact myself, or Everett Marshall if you have any questions.

Sincerely,

Glenn F. Sousa
Data Specialist
Tel: 802-241-3700; Fax: 802-241-3295
Email: gsousa@fpr.anr.state.vt.us

Everett J. Marshall
Biologist/Data Manager
Tel: 802-241-3715; Fax: 802-241-3295

ENSR

Consulting • Engineering • Remediation

95 State Road
Buzzards Bay, MA 02532
(508) 888-3900
FAX (508) 888-6689
http://www.ensr.com

November 4, 1997

Ellen Sivret
Natural Resources Conservation Service
RR 4, Box 2292
Comstock Road
Berlin, VT 05602-8927

Re: Soil Survey Information
Conti-Tracey Reserve Center
Montpelier, Vermont

Dear Ms. Sivret:

ENSR is preparing an Environmental Assessment (EA) for the disposal and reuse of the Department of the Army's Conti-Tracey Reserve Center in Montpelier, Vermont. As part of the reporting requirements for the EA, we are requesting soil information for the site and its surroundings. Based on my conversation with staff at your office, soil survey sheets and soil descriptions are available. Enclosed is a site locus map showing the exact location of the site.

Thank you for your assistance in responding to this request. Please call me if you need further information.

Sincerely,

ENSR

J. Andrew Walsh
Associate Wetland Scientist

USDA United Sates Department of Agriculture

Natural Resources Conservation Service

Williston Field Office
18 Blair Park Rd., Suite 207
Williston, VT 05495-9406
(802) 878-7402

Berlin Field Office
RR#4, Box 2292, Comstock Rd.
Berlin, VT 05602-8927
(802) 828-4493

November 8, 1997

J. Andrew Walsh
ENSR
92 State Road
Buzzards Bay
MA 02532

Dear Mr. Walsh:

Enclosed please find a soils map and soil interpretation sheet covering the area you indicated on the topo map.

If you have any questions or find you require additional soils information, please give me a call.

Sincerely,

Ellen S. Sivret

Ellen S. Sivret
Natural Resources Conservation Service

ENSR.
Consulting • Engineering • Remediation

95 State Road
Buzzards Bay, MA 02532
(508) 888-3900
FAX (508) 888-6689
http://www.ensr.com

November 25, 1997

Ms. Ellen Sivret
Natural Resources Conservation Service
RR 4, Box 2292
Comstock Road
Berlin, Vermont
05602-8927

Re: Environmental Assessment
Conti-Tracy U.S. Army Reserve Center
Montpelier, Vermont

Dear Ms. Sivret:

ENSR is preparing an Environmental Assessment (EA) for the disposal and reuse of the Conti-Tracy U.S. Army Reserve Center (USARC) in Montpelier, Vermont. As part of the reporting requirements for the EA, we are requesting information regarding soils occurring on the site in accordance with the Farmland Protection Policy Act PL-97-89.

We would appreciate your help in identifying important soils known to occur or that could potentially occur on this site, including your input regarding the presence of prime agricultural soils that may be of federal, state, or local importance. Enclosed is a site locus map showing the exact location of the site. In addition, I have enclosed a site plan showing the site and the approximate location of the proposed acquisition area.

Thank you for your assistance in responding to this request. Please call me if you need further information.

Sincerely,

ENSR

J. Andrew Walsh
Associate Wetland Scientist

USDA United States Department of Agriculture

Natural Resources Conservation Service

Williston Field Office
18 Blair Park Rd., Suite 207
Williston, VT 05495-9406
(802) 878-7402

Berlin Field Office
RR#4, Box 2292, Comstock Rd.
Berlin, VT 05602-8927
(802) 828-4493

December 4, 1997

J. Andrew Walsh
Associate Wetland Scientist
ENSR
95 State Road
Buzzards Bay, MA 02532

Dear Mr. Walsh:

The Conti-Tract U.S. Army Reserve Center, Montpelier, Vt. as identified on the attached map which you provided, is located on a prime agricultural soil of statewide importance. The soil, Nicholville, is a well drained silt loam. I have enclosed a soil description sheet.

Because the site has been previously developed, it no longer has potential for agricultural use. I would like to note that the fields adjoining this property also have soils of prime agricultural importance and at this time are undeveloped.

Please call me if you have any questions.

Sincerely,

Ellen S. Sivret

Ellen S. Sivret
Natural Resources Conservation Service

APPENDIX E

VEGETATION AND WILDLIFE SPECIES TABLES FOR SECTION 4.12

APPENDIX E
TABLE 4.12-1
VEGETATION OBSERVED ON THE CONTI-TRACY ARMY RESERVE UNIT MONTPELIER, VERMONT (OCTOBER 20, 1997)

COMMON NAME	SCIENTIFIC NAME
Groundcover	
Ostrich Fern	*Matteuccia struthiopteris*
Goldenrod	*Solidago* spp.
Burdock	*Arctium* sp.
Common milkweed	*Asclepias syriaca*
Sensitive Fern	*Onoclea sensibilis*
Shrubs and Vines	
Staghorn sumac	*Rhus typhina*
Grape	*Vitis* sp.
Poison ivy	*Toxicodendron radicans*
Red-osier dogwood	*Cornus stolonifera*
Raspberry	*Rubus* sp.
Elderberry	*Sambucus* sp.
Trees and Saplings	
Eastern cottonwood	*Populus deltoides*
Slippery Elm	*Ulmus rubra*
Ash	*Fraxinus* sp.
Red maple	*Acer rubrum*
Aspen	*Populus* sp.
Box-elder	*Acer negundo*

APPENDIX E
TABLE 4.12-2
AMPHIBIANS WITH GEOGRAPHIC RANGES INCLUDED WITHIN THE SITE

COMMON NAME	SCIENTIFIC NAME
Red-Spotted Newt	*Notophthalmus viridescens viridescens*
Northern Dusky Salamander	*Desmognathus fuscus fuscus*
Redback Salamander	*Plethodon cinereus*
Northern Two-Lined Salamander	*Eurycea bislineata*
Eastern American Toad	*Bufo americanus americanus*
Northern Spring Peeper	*Pseudacris crucifer crucifer*
Gray Treefrog	*Hyla versicolor*
Bullfrog	*Rana catesbeiana*
Green Frog	*Rana clamitans melanota*
Mink Frog	*Rana septentrionalis*
Wood Frog	*Rana sylvatica*
Northern Leopard Frog	*Rana pipiens*
Pickerel Frog	*Rana palustris*

APPENDIX E
TABLE 4.12-3
REPTILES WITH GEOGRAPHIC RANGES INCLUDED WITHIN THE SITE

COMMON NAME	SCIENTIFIC NAME
Common Snapping Turtle	*Chelydra serpentina serpentina*
Common Musk Turtle	*Sternotherus odoratus*
Wood Turtle	*Clemmys insculpta*
Midland Painted Turtle	*Chrysemys picta marginata*
Northern Water Snake	*Nerodia sipedon sipedon*
Northern Brown Snake	*Storeria dekayi dekayi*
Northern Redbelly Snake	*Storeria occipitomaculata occipitomaculata*
Eastern Garter Snake	*Thamnophis sirtalis sirtalis*
Northern Ribbon Snake	*Thamnophis sauritus septentrionalis*
Northern Ringneck Snake	*Diadophis punctatus edwardsii*
Smooth Green Snake	*Opheodrys vernalis*
Eastern Milk Snake	*Lampropeltis triangulum triangulum*

APPENDIX E
TABLE 4.12-4
BIRDS WITH GEOGRAPHIC RANGES INCLUDED WITHIN THE SITE

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
Common loon	*Gavia immer*	Golden-crowned kinglet	*Regulus satrapa*
Pied-billed grebe	*Podilymbus podiceps*	Ruby-crowned kinglet	*Regulus calendula*
American bittern	*Botaurus lentiginosus*	Blue-gray gnatcatcher	*Polioptila caerulea*
Great blue heron	*Ardea herodias*	Eastern bluebird	*Sialia sialis*
Green-backed heron	*Butorides striatus*	Veery	*Catharus fuscescens*
Canada goose	*Branta canadensis*	Gray-cheeked thrush	*Catharus minimus*
Wood duck	*Aix sponsa*	Swainson's thrush	*Catharus ustulatus*
American black duck	*Anas rubripes*	Hermit thrush	*Catharus guttatus*
Mallard	*Anas platyrhynchos*	Wood thrush	*Hylocichla mustelina*
Hooded merganser	*Lophodytes cucullatus*	American robin	*Turdus migratorius*
Common merganser	*Mergus merganser*	Gray catbird	*Dumetella carolinensis*
Red-breasted merganser	*Mergus serrator*	Northern mockingbird	*Mimus polyglottos*
Turkey vulture	*Cathartes aura*	Brown thrasher	*Toxostoma rufum*
Sharp-shinned hawk	*Accipiter striatus*	Cedar waxwing	*Bombycilla cedrorum*
Cooper's hawk	*Accipiter cooperii*	European starling	*Sturnus vulgaris*
Northern goshawk	*Accipiter gentilis*	Solitary vireo	*Vireo solitarius*
Red-shouldered hawk	*Buteo lineatus*	Yellow-throated vireo	*Vireo flavifrons*
Broad-winged hawk	*Buteo platypterus*	Warbling vireo	*Vireo gilvus*
Red-tailed hawk	*Buteo jamaicensis*	Philadelphia vireo	*Vireo philadelphicus*
American kestrel	*Falco sparverius*	Red-eyed vireo	*Vireo olivaceus*
Ring-necked pheasant	*Phasianus colchicus*	Golden-winged warbler	*Vermivora chrysoptera*
Ruffed grouse	*Bonasa umbellus*	Tennessee warbler	*Vermivora peregrina*
Wild turkey	*Meleagris gallopavo*	Nashville warbler	*Vermivora ruficapilla*
Northern bobwhite	*Colinus virginianus*	Northern parula	*Parula americana*
Virginia rail	*Rallus limicola*	Yellow warbler	*Dendroica petechia*
Common moorhen	*Gallinula chloropus*	Chestnut-sided warbler	*Dendroica pensylvanica*
Killdeer	*Charadrius vociferus*	Magnolia warbler	*Dendroica magnolia*
Spotted sandpiper	*Actitis macularia*	Black-throated blue warbler	*Dendroica caerulescens*
Common snipe	*Gallinago gallinago*	Yellow-rumped warbler	*Dendroica coronata*
American woodcock	*Scolopax minor*	Black-throated green warbler	*Dendroica virens*
Rock dove	*Columba livia*	Pine warbler	*Dendroica pinus*
Mourning dove	*Zenaida macroura*	Blackpoll warbler	*Dendroica striata*
Black-billed cuckoo	*Coccyzus erythropthalmus*	Black-and-white warbler	*Mniotilta varia*
Yellow-billed cuckoo	*Coccyzus americanus*	American redstart	*Setophaga ruticilla*
Eastern screech owl	*Otus asio*	Ovenbird	*Seiurus aurocapillus*
Great horned owl	*Bubo virginianus*	Northern waterthrush	*Seiurus noveboracensis*

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
Barred owl	*Strix varia*	Louisiana waterthrush	*Seiurus motacilla*
Northern saw-whet owl	*Aegolius acadicus*	Mourning warbler	*Oporornis philadelphia*
Common nighthawk	*Chordeiles minor*	Common yellowthroat	*Geothlypis trichas*
Whip-poor-will	*Caprimulgus vociferus*	Canada warbler	*Wilsonia canadensis*
Chimney swift	*Chaetura pelagica*	Scarlet tanager	*Piranga olivacea*
Ruby-throated hummingbird	*Archilochus colubris*	Northern cardinal	*Cardinalis cardinalis*
Belted kingfisher	*Ceryle alcyon*	Rose-breasted grosbeak	*Pheucticus ludovicianus*
Yellow-bellied sapsucker	*Sphyrapicus varius*	Indigo bunting	*Passerina cyanea*
Downy woodpecker	*Picoides pubescens*	Rufous-sided towhee	*Pipilo erythrophthalmus*
Hairy woodpecker	*Picoides villosus*	Chipping sparrow	*Spizella passerina*
Northern flicker	*Colaptes auratus*	Field sparrow	*Spizella pusilla*
Pileated woodpecker	*Cryocopus pileatus*	Vesper sparrow	*Pooectes gramineus*
Olive-sided flycatcher	*Contopus borealis*	Savannah sparrow	*Passerculus sandwichensis*
Eastern wood-pewee	*Contopus virens*	Song sparrow	*Melospiza melodia*
Yellow-bellied flycatcher	*Empidonax flaviventris*	Lincoln's sparrow	*Melospiza lincolnii*
Alder flycatcher	*Empidonax alnorum*	Swamp sparrow	*Melospiza georgiana*
Willow flycatcher	*Empidonax traillii*	White-throated sparrow	*Zonotrichia albicollis*
Least flycatcher	*Empidonax minimus*	Dark-eyed junco	*Junco hyemalis*
Eastern phoebe	*Sayornis phoebe*	Bobolink	*Dolichonyx oryzivorus*
Great-crested flycatcher	*Myiarchus crinitus*	Red-winged blackbird	*Agelaius phoeniceus*
Eastern kingbird	*Tyrannus tyrannus*	Eastern meadowlark	*Sturnella magna*
Tree swallow	*Tachycineta bicolor*	Rusty blackbird	*Euphagus carolinus*
Northern rough-winged swallow	*Stelgidopteryx serripennis*	Common grackle	*Quiscalus quiscula*
Bank swallow	*Riparia riparia*	Brown-headed cowbird	*Molothrus ater*
Cliff swallow	*Hirunda pyrrhonota*	Northern oriole	*Icterus galbula*
Barn swallow	*Hirundo rustica*	Purple finch	*Carpodacus purpureus*
Blue jay	*Cyanocitta cristata*	House finch	*Carpodacus mexicanus*
American crow	*Corvus brachyrhynchos*	Pine siskin	*Carduelis pinus*
Common raven	*Corvus corax*	American goldfinch	*Carduelis tristis*
Black-capped chickadee	*Parus atricapillus*	Evening grosbeak	*Coccothraustes vespertinus*
Boreal chickadee	*Parus hudsonicus*	Brown creeper	*Certhia americana*
Tufted titmouse	*Parus bicolor*	House wren	*Troglodytes aedon*
Red-breasted nuthatch	*Sitta canadensis*	Winter wren	*Troglodytes troglodytes*
White-breasted nuthatch	*Sitta carolinensis*	Sedge wren	*Cistothorus platensis*
House sparrow	*Passer domesticus*	Marsh wren	*Cistothorus palustris*

APPENDIX E
TABLE 4.12-5
MAMMALS WITH GEOGRAPHIC RANGES INCLUDED WITHIN THE SITE

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
Virginia Opossum	*Didelphis virginiana*	Deer Mouse	*Peromyscus maniculatus*
Meadow Jumping Mouse	*Zapus hudsonius*	White-Footed Mouse	*Peromyscus leucopus*
Common Masked Shrew	*Sorex cinereus*	Southern Red-Backed Vole	*Clethrionomys gapperi*
Water Shrew	*Sorex palustris albibarbis*	Meadow Vole	*Microtus pennsylvanicus*
Smokey Shrew	*Sorex fumeus*	Rock Vole	*Microtus chrotorrhinus*
Long-Tailed Or Rock Shrew	*Sorex dispar dispar*	Woodland Vole	*Microtus pinetorum scalopsoides*
Pygmy Shrew	*Sorex hoyi*	Common Muskrat	*Ondatra zibethicus*
Northern Short-Tailed Shrew	*Blarina brevicauda*	Southern Bog Lemming	*Synaptomys cooperi*
Hairy-Tailed Mole	*Parascalops breweri*	Norway Rat	*Rattus norvegicus*
Star-Nosed Mole	*Condylura cristata*	House Mouse	*Mus musculus*
Little Brown Myotis	*Myotis lucifugus*	Woodland Jumping Mouse	*Napaeozapus insignis*
Keen's Myotis	*Myotis keenii septentrionalis*	Common Porcupine	*Erethizon dorsatum dorsatum*
Indiana Or Social Myotis	*Myotis sodalis*	Fisher	*Martes pennanti pennanti*
Eastern Small-Footed Myotis	*Myotis leibii leibii*	Coyote	*Canis latrans*
Silver-Haired Bat	*Lasionycteris noctivagans*	Red Fox	*Vulpes vulpes*
Eastern Pipistrelle	*Pipistrellus subflavus obscurus*	Common Gray Fox	*Urocyon cinereoargenteus*
Big Brown Bat	*Eptesicus fuscus*	Black Bear	*Ursus americanus*
Eastern Red Bat	*Lasiurus borealis*	Common Raccoon	*Procyon lotor*
Hoary Bat	*Lasiurus cinereus*	American Marten	*Martes americana americana*
Eastern Cottontail	*Sylvilagus floridanus*	Ermine	*Mustela erminea cicognanii*
New England Cottontail	*Sylvilagus trasitionalis*	Long-Tailed Weasel	*Mustela frenata*
Snowshoe Hare	*Lepus americanus*	Striped Skunk	*Mephitis mephitis*
Eastern Chipmunk	*Tamias striatus*	Mink	*Mustela vison*
Woodchuck	*Marmota monax*	Northern River Otter	*Lutra canadensis*
Eastern Gray Squirrel	*Sciurus carolinensis pennsylvanicus*	Lynx	*Lynx lynx*
Red Squirrel	*Tamiasciurus hudsonicus*	Bobcat	*Lynx rufus*
Southern Flying Squirrel	*Glaucomys Volans*	White-Tailed Deer	*Odocoileus virginianus borealis*
Northern Flying Squirrel	*Glaucomys sabrinus macrotis*	Moose	*Alces alces americana*
American Beaver	*Castor canadensis*		

APPENDIX F

RECORD OF NON-APPLICABILITY

Record of Non-applicability of Conformity Rule for US Army Disposal of Conti-Tracy Reserve Center, Montpelier, Vermont-Air Quality

The Conti-Tracy Reserve Center, Montpelier, Vermont, is not needed by the Army Reserves to support current missions, authorized future missions, or for mobilization, and was identified for excessing in accordance with Army Regulation (AR) 405-70. The Conti-Tracy Reserve Center property will be transferred out of Department of Amy ownership and control given to a receiving entity.

The Conti-Tracy Reserve Center is located in Washington County which is part of the Vermont Interstate Air Quality Control Region. As listed in 40 CFR Part 81 (July, 1996), this area is designated as attaining the National Ambient Air Quality Standards (NAAQS) for sulfur dioxide, nitrogen dioxide, and PM_{10} (particulate matter that is less than 10 microns in diameter). The area is also designated as unclassified or attaining for carbon monoxide and ozone. The entire state of Vermont is designated unclassified for lead.

The proposed Army action has been evaluated for compliance with Section 176(c) of the Clean Air Act (42 USC 7506) and with the US Environmental Protection Agency rule promulgated at 40 CFR Part 93.

Several categories of federal agency actions are identified in the general conformity rule as actions that are presumed to result in emissions below the threshold level. Federal land transfers are included in this list of actions presumed to conform since the federal agency will not maintain authority over reuse activities on that land (Federal Register Volume 58, Number 228, November 30, 1993, page 63231). In the case of the Conti-Tracy Reserve Center, the US Army will transfer the property to the City of Montpelier, and will not retain authority over the land uses at the property once it is transferred.

The disposal of the Conti-Tracy Reserve Center will result in no change in direct and indirect air emissions as no emission activities currently exist at the site. Pursuant to 40 CFR 93.153(c)(1), I find that the requirements of the EPA general conformity rule are not applicable to the proposed US Army Action.

24 MAR 98

Gary W. Puryear
Environmental Manager
94th Regional Support Command

Date

APPENDIX G

LIST OF ACRONYMS/ABBREVIATIONS

APPENDIX G
LIST OF ACRONYMS/ABBRIEVATIONS

AADT	Average Annual Daily Traffic
AMSA	Area Maintenance Support Activity
AQCR	Air Quality Control Region
AR	Army Regulation
CAA	Clean Air Act
CEQ	Council on Environmental Quality
dB	Decibels
DRFTA	Devens Reserve Forces Training Area
EA	Environmental Assessment
EBS	Environmental Baseline Survey
EIS	Environmental Impact Statement
EMT	Emergency Medical Treatment/Technician
EMTs	Emergency Medical Technicians
EO	Executive Order
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FNSI	Finding of No Significant Impact
GB	General Business
gpd	Gallons Per Day
gsf	gross square feet
mgpd	million gallons per day
MPW	Montpelier Public Works
MSL	Mean Sea Level
N/A	Not Applicable
NAAQS	National Ambient Air Quality Standards
NDAA	National Defense Authorization Act
NEPA	National Environmental Policy Act
NRCS	Natural Resource Conservation Service
NWI	National Wetland Inventory
PAL	Public Archaeology Laboratory, Inc.
PILOT	Payment in Lieu of Taxes
POL	Petroleum, Oil or Lubricant
RCRA	Resource Conservation Recovery Act
RONA	Record of Non-Applicability
ROW	Right-of-Way
RSC	Regional Support Command
sf	square foot/feet
SIP	State Implementation Plan
SQGs	Small Quantity Generators
TSP	Total Suspended Particulate
USACE	United States Army Corps of Engineers
USAR	United States Army Reserve
USARC	United States Army Reserve Center
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	Underground Storage Tank
VANR	Vermont Agency of Natural Resources
VDEC	Vermont Department of Environmental Conservation
WMD	Wastewater Management Division